



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – August 18, 2009
Pine Point School
89 Barnes Road, Stonington, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 8/4/09)
 - Bob Mercer (seated 8/4/09)
 - Leon Jacobs (seated 6/16/09)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of possible Special PZC Meeting on 9/29/09.
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
6. Public Hearings:
 - A. **PZ0903RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties. *Continued from 6/2/09.*
 - B. **PZ0925RA Lattizori Development, LLC** - Zoning Regulation (ZR) Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office, and residential uses.
7. Future Public Hearings:
 - A. **PZ0922RA Donald & Sally Vail** - Zoning Regulation (ZR) Amendment to add Professional Office to Section 1.2.2 Specific Definitions, Section 3.3.3 Uses Allowed by Special Permit; Section 5.1.2 Residential Zones: Permitted, Accessory & Special Uses; Section 5.2.2 Commercial/Industrial Zones: Permitted, Accessory & Special Uses; and change Section 7.10.5.2.3 Office buildings – General and Professional.
New Submittal: 6/16/09 - PH Continued to 9/15/09 from 8/4/09
 - B. **PZ0923SPM & GPP (CNU) Hendel's, Inc. (Jon Hendel)** – Site Plan Modification and Groundwater Protection Permit (Change of Non-Conforming Use) applications for construction of a 1,950 square foot retail store and fuel pumping facility with associated parking, landscaping, & utilities. Property located at 466 Liberty St., Pawcatuck, CT. Assessor's Map 20 Block 3 Lot 2. Zone HI-60.
New Submittal: 6/16/09 – PH: 9/1/09
 - C. **PZ0926RA Dale & Pamela Tourville** – Zoning Regulation (ZR) Amendment to amend the definition of Home Occupation, Section 1.2.2 Specific Definitions.
New Submittal: 6/16/09 - PH 9/1/09
 - D. **PZ0927RA Town of Stonington (ADR)** - Zoning Regulation (ZR) Amendments to implement

Architectural Design Review: Section 2.13 Performance Standards; Sec. 2.15 Architectural Design Review; Sec. 2.16 Design Review Requirements; Sec. 4.9 Highway Interchange Zone; Sec. 6.1 Special Use Permits; Sec. 6.5 Commission Powers Relative to Action on a Special Permit Use; Sec. 7.10 Off-Street Parking Requirements; Sec. 7.13 Site Plan & Structure Design Review Requirements; & Sec. 8.3 Site Plan Submissions Review & Approval.
New Submittal: 7/21/09 – PH: 9/15/09

- E. **PZ0928SD Richard C. Panciera Charitable Remainder Trust II** – Application for a 5-lot subdivision of a 58.36± acre parcel. Proposed project consists of 4 lots for single family residences, and a 5th lot reserved for future development. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zones RA-20, RM-20 & RR-80.
New Submittal: 7/21/09 – PH: 9/15/09

8. New Submittals:

- A. **PZ0929BR Meehan Group, LLC** - Request Bond Release/Reduction of \$20,000.00 to \$.00 for **PZ0360SD SUP & GPP Meehan Group, LLC** - Application for a forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 1 Lot 1 & Map 148 Block 3 Lots 1 & 9. Zones RA-40 & RR-80.

Outstanding Minutes: #1399, June 16, 2009, approved, not signed; #1400, July 21, 2009, approved, not signed; #1401, August 4, 2009.

Pine Point School is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.