



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – March 3, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Leon Jacobs (seated 12/16/08)
 - Rob Marseglia (seated 2/17/09)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. Pre-application discussion of proposed Alternative Energy Regulation Amendment with Stonington Alternative Energy Task Force and Pine Point School.
 2. **PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell** – Approved Subdivision & Groundwater Protection Permit Applications for a 26-lot subdivision of an approximate 50.54 acre parcel. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20. Request to modify stipulation of approval #4 regarding timing of \$9,000 cash bond for future maintenance and/or repair of proposed drainage basin.
 3. **PZ0667CNU & CAM Masons Island Landing, LLC** - Request to modify architectural designs of duplex buildings for approved Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.
6. Old Business:
 - A. **PZ0830SPM & CAM Zheng Investments, LLC (Canavan)** - Site Plan Modification & Coastal Area Management Review for the construction of a 798 sq. ft. addition to existing structure. Proposal includes associated parking & landscaping. Property located at 6 Greenmanville Ave., Mystic, CT. Assessor's Map 173, Block 7 Lot 1. Zone CS-5.
NEW SUBMITTAL: 11/18/08 *Extension provided.*
 - B. **PZ0904BR Farm Pond Estates North** - Request Bond Release/Reduction of \$1,850.00 to \$.00 for PZ0340SD, SUP & GPP Erosion & Sedimentation Bond. Property located on North Anguilla Rd. and Miner Pentway No. 2. Assessor's Map 42 Block 2 Lot 4. Zone GBR-130.
NEW SUBMITTAL: 2/17/09
 - C. **PZ0906SPA Whitehall Mansion Partners** – Site Plan application for multi-tenant signage program. Property located at 56 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 2 Lot 2. Zone TC-80.
NEW SUBMITTAL: 2/17/09
7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0901SUP & CAM Sally & Donald Vail** - Special Use Permit application & Coastal Area Management

Review to permit property to be used as a Hospital (ZR 3.3.3.11), and to expand existing gravel parking area to accommodate six (6) additional off-street parking spaces. Property located at 64 Washington St., Mystic, CT. Assessor's Map 174, Block 15, Lot 8. Zone RH-10. *Continued from 2/17/09*

8. Future 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.
PUBLIC HEARING: 4/7/09
- B. **PZ0905RA Carol Holt** - Zoning Regulations Text Amendment to clarify ZR Sections 2.7 & 2.9 enabling minor lot line adjustments such that buildable status of properties remains unaffected.
PUBLIC HEARING: 4/21/09

Outstanding Minutes: #1390, January 20, 2009, approved, not signed; #1391, February 17, 2009.

Mystic Middle 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.