



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – March 17, 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 3/3/09)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of Planning and Zoning Commission's Regulations Amendments **PZ0911RA** – Various Amendments to Articles II, V, VI & VIII; and **PZ0912RA** Open Space Development Regulations, Section 6.6.22.
 - C. ZEO - Pending Variances: A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
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.*
7. 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
8. New Submittals
 - A. **PZ0907ZC Town of Stonington (PZC)** - Request Zone Change for properties currently zoned as LI-130 to GBR-130 (Map/Block/Lot: 70/1/4, 70/1/4A, 70/1/5, 71/1/1, 71/1/1A & part of 84/1/2), realignment of LI-130 zoning district boundary with rear property lines of MBL: 70/1/1, 70/1/2 & 70/1/3), & realignment of LI-130 zoning district boundary to be offset 50 feet of property line of Map 70 Block 1 Lot 3 onto Map 70 Block 1 Lot 4A. Properties are located off Taugwonk Road, Stonington.
 - B. **PZ0908SUP Seaport LLC (Seaport Campground)** - Special Use Permit application for renewal of existing Special Use Permit PZ9141SUP for a recreational campground. Property located at 45

Campground Road, Mystic, CT. Assessor's Map 167, Block 1, Lot 3. Zones GBR-130 & GC-60.

- C. **PZ0909SUP Mary Lee Steigler (CVS / A&P)** - Special Use Permit application for a multi-tenant signage program, including a 2' x 30' halo-lit, illuminated sign (replacement). Property located at 25 Broadway Avenue, Mystic. Assessor's Map 174, Block 14, Lot 1. Zone LS-5.
- D. **PZ0910SPA Mystic Drawbridge Holdings I** – Site Plan Application for a multi-tenant signage program at 11 Cottrell Street, Mystic. Assessor's Map 182, Block 4, Lot 4. Zone DB-5.
- E. **PZ0911RA Town of Stonington (PZC)** – Zoning Regulations Text Amendments to Article II Section 2.6 – Non-Conforming Use & Bulk; Article V Sections 5.1.2 & 5.1.3 – Use & Bulk Tables; Article VI Section 6.1 – Special Use Permits, Section 6.23 – Traffic Impact Study, & Section 6.24 – Archaeology Study; & Article VIII Section 8.3 – Site Plan Submissions, Section 8.4 – Plan Requirements, Section 8.6 – Bonding Requirements, Section 8.7 – Fee Schedule, Section 8.8 – Impact Statement, Section 8.9 – Public Hearings, and Section 8.10 – Zoning Board of Appeals.
- F. **PZ0912RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to replace all portions of existing language in Section 6.6.22 – Open Space Development, and the addition of OSD's in the RA-20 and RA-15 zoning districts.

Outstanding Minutes: #1391, February 17, 2009, approved, not signed; #1392, March 3, 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.