



## Planning and Zoning Commission

152 Elm Street

Stonington, Connecticut 06378

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### AGENDA

Regular Meeting – April 21, 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 3/17/09)
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. **Property of Thomas & Dortha Cannan** – Proposed lot division of property pursuant to C.G.S. 8-18, subject to agricultural and conservation restrictions being recorded with the division plan. Property located at 339 Pequot Trail, Pawcatuck, CT. Assessor's Map 38, Block 1, Lot 3. Zone GBR-130.
    2. **09-043ZON James & EmmaLee Goddiess** – Request zoning permit for construction of an approximate 21.5' x 23.5' deck. Property located at 10 Michelle Lane, Mystic, CT. Assessor's Map 165, Block 3, Lot 1A, Unit 5B. Zone GC-60.
6. Old Business:
7. Public Hearings:
  - A. **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.
  - 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.
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 CONTINUED TO 6/2/09 FROM 4/7/09
  - B. **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.  
PUBLIC HEARING CONTINUED TO 5/5/09 FROM 4/7/09

- C. **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.  
NEW SUBMITTAL: 3/17/09 - PUBLIC HEARING: 5/5/09
- D. **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.  
NEW SUBMITTAL: 3/17/09 - PUBLIC HEARING: 5/5/09
- E. **PZ0913RA Pine Point School** - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.22 (Renewable Energy Systems) and Subsection 7.22.1 (Small Wind Energy Systems).  
NEW SUBMITTAL: 3/17/09 - PUBLIC HEARING: 5/19/09
- F. **PZ0914SUP & CAM Ocean Community YMCA (Maureen Fitzgerald)** – Special Use Permit application and Coastal Area Management Review for expansion of the existing parking lot by 12 additional spaces. Total area of the finished project including parking & landscaping is 9200 SF. Property located at 1 Harry Austin Dr., Mystic, CT. Assessor's map 160 Block 6 Lot 14. Zone RC-120.  
NEW SUBMITTAL: 3/17/09 - PUBLIC HEARING: 5/19/09

9. New Submittals:

- A. **PZ0915SPA & CAM Latimer Point Condominium Assoc., Inc.** – Site plan application & Coastal Area Management Review for proposed additions to existing houses & various deck, shed & stair additions / alterations. Property located at addresses in the southern portion of Latimer Point, Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/3, 154/4/13, 154/4/19, 154/4/27, 154/4/32, 154/5/4, 154/6/3. Zone RM-20.
- B. **PZ0916SD Suzanne Medeiros** - Subdivision Application for a 3-lot subdivision of approximate 4.27± acre parcel. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40.

Outstanding Minutes: #1393, March 17, 2009, approved, not signed; #1394, April 7, 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.