



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

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**AGENDA**  
**Regular Meeting – June 16, 2009**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Leon Jacobs (seated 5/19/09)
  - Rob Marseglia (seated 6/2/09)
  - Bob Mercer (seated 6/2/09)
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. **09-096 ZON AT&T Corporate Real Estate** – Request approval for placement of a 3000 gallon above ground fuel tank for an emergency generator. Project includes removal and disposal of existing underground storage tank. Property located 30 East Main St., Mystic, CT. Assessor's map 182 Block 5 Lot 3. Zones RH-10 & LS-5.
6. Old Business:
  - A. **PZ0911RA Town of Stonington (PZC)** – Set Effective Date of 7/4/09 for approved Regulation Amendment.
7. Public Hearings:
  - 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. *Continued from 5/5/09*
  - B. **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. *Continued from 5/5/09*
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.  
PH Continued from 6/2/09 to 8/18/09
  - B. **PZ0917ZC Jamie D. Aluzzo (Ted Ladwig)** - Zoning Map Amendment to change from Residential RA-20 to Commercial LS-5 for properties located at 140 Liberty St. & 146-148 Liberty St., Pawcatuck. Assessor's Map 15 Block 2 Lots 8 & 9. Zone RA-20.

New Submittal: 4/21/09 – PH Rescheduled to: 8/4/09

- C. **PZ0919SUP Rox Riv Realty, LLC** - Special Use Permit application for approval of a 15-seat restaurant in a 1,436 SF unit in an existing building. Property located at 12 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1 Unit 101. Zone TC-80.  
New Submittal: 5/19/09 – Public Hearing: 7/21/09
- D. **PZ0920SD & GPP Stephen O. Monson** – Subdivision & Ground Water Protection Permit applications for a 5-lot subdivision of a 23.2± acre parcel. Properties located at 33 & 69 Wolf Neck Rd., Stonington, CT. Assessor's Map 139 Block 1 Lots 13 & 14. Zone RR-80.  
New Submittal: 5/19/09 – Public Hearing: 7/21/09
- E. **PZ0921CNU EOF Realty, LLC** - Application for a Change of Non-Conforming use per ZR 2.6.1.3 to permit residential use for existing apartment. Property located at 595 Greenhaven Rd., Pawcatuck, CT. Assessor's Map 8 Block 2 Lot 1 & Map 8 Block 1 Lot 1. Zones RA-20 & RR-80.  
New Submittal: 5/19/09 – Public Hearing: 7/21/09

9. New Submittals:

- 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.
- B. **PZ0923SPM & GPP Hendels, Inc. (Jon Hendel)** – Site Plan Modification and Groundwater Protection Permit 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.
- C. **PZ0924SD & CAM RSK-Kellco, Inc.** - Subdivision application and Coastal Area Management Review for a 4-lot subdivision of a 3.05± acre parcel. Property located at 186 River Road, Pawcatuck. Assessor's Map 7 Block 1 Lot 41. Zones RA-20 & RM-20.
- D. **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.

Outstanding Minutes: #1397, May 19, 2009, approved, not signed; #1398, June 2, 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.