



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – February 17, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. 6:00 p.m. - Executive Session: PZ0564SUP & GPP Girouard Associates - Stipulated Judgment Agreement
2. Call to order 7:00 p.m.
3. Appoint Alternates:
 - Leon Jacobs (seated 12/16/08)
 - Rob Marseglia (seated 1/20/09)
4. Minutes
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests:
 1. **ZBA #09-02 – Keith Bridgham (Andrew Drakos)**
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
7. Old Business:
 - A. **PZ0827SPM Mystic Food N More, LLC (Malik)** - Site Plan Modification for the placement of a walk-in cooler and construction of stairs and deck on site. Property located at 34 East Main St., Mystic, CT. Assessor's Map 174, Block 18, Lot 1. Zone LS-5.
NEW SUBMITTAL: 10/21/08 *Extension provided.*
 - B. **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.*
8. Public Hearing: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0902SPM & CAM Threadmill Acquisition, LLC (Poko)** – Site Plan Modification & Coastal Area Management review to previously approved application for conversion of historic Threadmill property into 58 residential dwelling units and retail spaces, including modifications to parking and emergency access. Property located at 12 River Rd., Pawcatuck, CT. Assessor's Map 5, Block 5, Lot 3. Zone IHRD-1.
Rescheduled from 2/3/09.
 - B. **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.
9. New Submittals:
 - A. **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.

- B. **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.
- C. **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.

Outstanding Minutes: #1389, January 6, 2009, approved, not signed; #1390, January 20, 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.