



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

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**AGENDA**  
**Special Meeting – November 4, 2009**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Chris Regan (seated 10/6/09)
  - Rob Marseglia (seated 10/20/09)
3. Minutes
4. Correspondence:
  - A. Correspondence from Southeastern CT Council of Governments dated 10/26/09 re: Restructuring of Regional Planning Commission
5. Reports:
  - A. Staff
    1. Preliminary discussion of draft changes to various sections of the Zoning Regulations.
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **09-201 ZON Cedar Grove Investments** - Application for approval to operate a plumbing business, personal services business and photography studio in an existing 5,484 sq. ft. building. Property located at 21-23 Lincoln Ave., Pawcatuck. Map 3, Block 21, Lot 16. Zone LS-5.
6. Old Business:
  - A. **PZ0932SPM Masons Island Boatyard, LLC (Morehouse)** - Site Plan Modification application for construction of a 16' x 15' (800 sq ft) seasonal marina structure. Property located at 24 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 4. Zone MC-80.
7. Public Hearings:
8. Future Public Hearings:
  - A. **PZ0933SUP & CAM Wadawanuck Club** - Special Use Permit & Coastal Area Management Review applications to allow removal of 4 existing storage buildings and construction of a 1,857 sq ft single-story structure to be used for sailing instruction and equipment storage. Property located at 196 Water St., Stonington. Assessor's Map 100 Block 6 Lot 1. Zone MC-80.  
New Submittal: 10/20/09 – PH: 11/17/09
  - B. **PZ0934RA 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.  
New Submittal: 10/20/09 – PH: 12/1/09
  - C. **PZ0935SUP & GPP Bassam Awwa** - Special Use Permit and Groundwater Protection Permit applications for construction of a 4,026 square foot medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5.  
New Submittal: 10/20/09 – PH: 11/17/09

Outstanding Minutes: #1406, October 6, 2009, approved, not signed; #1407, October 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.