



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – January 6, 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 12/16/08)
3. Minutes
4. Correspondence:
 - A. Conservation Commission letter dated 11/4/08 regarding a possible moratorium on Neighborhood Development District (NDD) applications and revisions to NDD regulations.
 - B. Conservation Commission letter dated 11/3/08 regarding possible revisions to Highway Interchange District (HI-60) regulations.
 - C. Conservation Commission letter dated 11/16/08 regarding potential Zone Change application along Taugwonk Road from LI-130 to GBR-130.
 - D. Economic Development Commission letter dated 12/31/08 in response to the Conservation Commission letters of 11/3/08, 11/4/08 & 11/16/08 regarding NDD regulations, HI-60 regulations & potential Zone Change application along Taugwonk Road from LI-130 to GBR-130.
 - E. Memo from Director of Planning to Planning and Zoning Commission dated 11/5/08 regarding Conservation Commission's proposed amendments to HI-60 District Regulations.
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
6. 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
7. Public Hearing: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0825RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.23 (Renewable Energy Systems) and Subsection 7.23.1 (Small Wind Energy Systems). *Continued from 11/18/08.*
8. Future Public Hearings:

- A. **PZ0833CNU Peter Fleming & Scott Nye** - Change of Non-Conforming Use approval to replace existing 900 sq. ft. of billboards (3 each 12' x 25' single-sided), and replace with one 600 sq. ft. double-sided, down-lighted 10' x 30' x 15' single-pole mounted of billboard, and one 80 sq. ft. lighted I.D. sign. Property located at 786 Stonington Rd., Stonington. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.
PUBLIC HEARING: 1/20/09

Outstanding Minutes: #1386, November 18, 2008, approved, not signed; #1387, December 2, 2008, approved, not signed; #1388, December 16, 2008.

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.