



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – January 20, 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. **PZ0564SUP & GPP Girouard Associates** – Discussion solely to confirm conduct of an executive session at the 02/03/09 meeting regarding the Stipulated Judgment Agreement.
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of possible regulation amendment to revise Section 9.4.4.2.1 to allow Town departments and commissions, other than the Planning and Zoning Commission, to apply for zoning map amendments without the requirement for an A-2 survey.
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. **PZ0822SD & CAM Estate of Harriet K. Sullivan (D. Reagan)** - Subdivision Application & Coastal Area Management Review for an 8-lot subdivision of an approximate 3.96 acre parcel. Request 90-day extension to file final mylars.
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 *Extension provided.*
7. Public Hearing: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - 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.
8. New Submittals:
 - A. **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.

- B. **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.
- C. **PZ0903SUP Mary Lee Stiegler (Service Select Signs)** - - Special Use Permit application to permit a 60 square foot externally illuminated sign on existing building and a 16 square foot internally illuminated sign on existing pylon. Property located at 25 Broadway Ave., Mystic, CT. Assessor's Map 174, Block 14, Lot 1. Zone LS-5.

Outstanding Minutes: #1388, December 16, 2008, approved, not signed; #1389, January 6, 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.