



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

**AGENDA**  
**Special Meeting – June 1, 2010**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Chris Regan (seated 4/6/10)
  - Gardner Young (seated 4/20/10)
  - Rob Marseglia (seated 5/4/10)
3. Minutes:
  - A. #1420, May 4, 2010, approved, not signed; #1421, May 18, 2010
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
    1. **ZBA #10-09 Alan & Jill Main Jr.** – Seeking a variance from ZR 5.1.1 to reduce rear yard setback from 50' to 25'. Property located at 144 Pawcatuck Ave., Pawcatuck. Assessor's Map 26 Block 2 Lot 7. Zone RR-80.
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
6. Old Business:
7. Public Hearings 7:30 p.m.:
  - A. **PZ1003RA Town of Stonington (PZC)** - - Zoning Regulations Text Amendments to Article I (1.2 Definitions), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article III (3.1.2.4, 3.2.2.4, 3.3.2.4 & 3.4.2.3 Accessory Apartments; 3.2.4 & 3.3.4 Buffer Requirements; 3.1.3.3, 3.2.3.26, 3.3.3.6 & 3.4.3.3 Communications Towers), Article V (5.1.1, 5.1.2 & 5.2.1 Bulk & Use Tables), Article VI (6.1 Special Use Permits; 6.3 Conceptual Review for Projects over 30 Units; 6.6.9 Marinas – Yacht Clubs), Article VII (7.8 Residential Use Growth Management; 7.10.5.2 Off-Street Loading Berths; 7.10.6 Off-street Parking Lot Design Requirements; 7.17 Telecommunications Antennas & Towers), Article VIII (8.2.2.6 Zoning Permits; 8.3 Site Plan Submissions – Review and Approval; 8.4.2 Type 2 Site Plans; 8.4.3 Master Plans; 8.8.1 Impact Statement; 8.8.3 Zoning Text Amendments; 8.9 Public Hearings; 8.10 Zoning Board of Appeals), Article IX (9.4.5 Reapplication), Article X (10.1 US Route 1 Temporary Moratorium), Appendix (Acronyms). *Continued from 5/18/10.*
  - B. **PZ1011SD Pequot Development Associates, LLC** – Re-subdivision Application to facilitate lot line adjustment of previously approved lots 10-14, 16-19, and designated open space. Properties located at Grandview Farm Drive and Cedar Grove Lane, Pawcatuck, CT. Assessor's Map 17, Block 1, Lots 6P, 6Q, 6R, 6S, 6T, 6V, 6W, 6X, 6Y & 37. Zone RM-20. *Rescheduled from 5/18/10.*

RECEIVED FOR RECORD  
STONINGTON, CT  
MAY 28 PM 3:44  
CYNTHIA LADWIG  
TOWN CLERK

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.