



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – June 15, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Chris Regan (seated 4/6/10)
 - Rob Marseglia (seated 5/4/10)
 - Gardner Young (seated 6/1/10)
3. Minutes:
 - A. #1421, May 18, 2010, approved, not signed; #1422, June 1, 2010
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of draft revisions to signage regulations.
 - 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:
 1. **PZ0667CNU & CAM Masons Island Landing, LLC** - Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120. Request minor landscaping modifications to previously approved application.
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 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 & 6/1/10.*
8. New Submittals:
 - A. **PZ1012BR Cocomo III, LLC** - Application for release of remaining Public Improvement Bond posted to satisfy requirements of proposed construction activity related to PZ0433SD. Original \$165,000.00 bond

reduced to \$100,000.00 on 9/19/2006. Property located at Whaler Rd., Schooner Dr. & Cutter Dr., Mystic, CT. Assessor's Map 162 Block 1 Lots 4-11; Map 162 Block 2 Lots 1-5; Map 163 Block 2 Lots 7-12; Map 163 Block 1 Lots 14-16 & Map 163 Block 2 Lot 17. Zones RA-20 & GBR-130.

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.