



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

**AGENDA**

**Special Meeting – August 3, 2010**  
**Pine Point School**  
**89 Barnes Road, Stonington, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Chris Regan (seated 4/6/10)
  - Rob Marseglia (seated 7/20/10)
  - Gardner Young (seated 7/20/10)
3. Minutes: #1423, June 15, 2010, approved, not signed; #1424, July 20, 2010
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **ZON10-157 James L. Sullivan III** - Application for installation of a 12' x 22' shed. Property located at 48-50 Stonington Rd., Mystic, CT. Assessor's Map 160, Block 2, Lot 2. Zone GC-60.
6. Old Business:
  - 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). Approved 7/20/10, **Set Effective Date of 8/9/10.**
  - B. **PZ1014BR.Pequot Development Associates** - Application for reduction of Public Improvement Bond posted to satisfy requirements of proposed construction activity related to **PZ0803SD & GPP**. Current bond instrument is a Letter of Credit for \$981,568.13. Applicant requests a reduction to \$300,000.00. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.
  - C. **PZ1015BR Louis DiCesare** - Application for release of Zoning Compliance Bond posted to satisfy requirements of proposed construction activity related to **PZ0032SUP**. Current bond instrument is a Cash Bond for \$5,000.00. Property located at 808 Stonington Rd., Stonington, CT. Assessor's Map 75, Block 2, Lot 5, Zone GC-60.
7. Public Forum on Changes to Signage Regulations: 7:30 p.m.
8. Future Public Hearings:

RECEIVED FOR RECORD  
STONINGTON, CT.  
10 AUG - 2 PM 12: 28  
CYNTHIA LADWIG  
TOWN CLERK

- A. **PZ1013ZC Mystic Hill (Ted Ladwig)** - Zoning Map Amendment for multiple applicants/properties to change from RH-10 & RA-20 to RA-15, for parcels located on Mystic Hill & Mistuxet Ave., Mystic, CT. Assessor's Map 162 Block 2 Lots 9A-9P, Map 162 Block 2 Lot 10, & Map 162 Block 2 Lot 11. Zones RH-10 & RA-20.  
Public Hearing: 8/17/10

Pine Point 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.