Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – May 19, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT.
09 MAY 15 PM 3:41
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.

2. Appoint Alternates:
   - Leon Jacobs (seated 12/16/08)
   - Rob Marseglia (seated 3/17/09)
   - Bob Mercer (seated 5/5/09)

3. Minutes

4. Correspondence:

5. Reports:
   A. Staff
   B. Commission
   C. ZEO - Pending Variances: A-2 survey waiver requests:
   D. Zoning Enforcement & Violations
   E. Consent Agenda:
      1. **PZ0914SUP & CAM Ocean Community YMCA (Maureen Fitzgerald)** – Request approval of lighting for the expansion of the existing parking. Special Use Permit & Coastal Area Management Review approved 5/5/09. Property located at 1 Harry Austin Dr., Mystic, CT. Assessor's map 160 Block 6 Lot 14. Zone RC-120.

6. Old Business:

   A. **PZ0916SD Suzanne Medeiros -** Subdivision Application for a 3-lot subdivision of approximate 4.27± acre parcel. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40.
   NEW SUBMITTAL: 4/21/09

7. Public Hearings:

   A. **PZ0909SUP Mary Lee Steigler (CVS / A&P)** - Special Use Permit application for a multi-tenant signage program, including a 2' x 30' halo-lit, illuminated sign (replacement). Property located at 25 Broadway Avenue, Mystic. Assessor's Map 174, Block 14, Lot 1. Zone LS-5. *Rescheduled from 4/21/09.*

   B. **PZ0913RA Pine Point School -** Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.22 (Renewable Energy Systems) and Subsection 7.22.1 (Small Wind Energy Systems).

   C. **PZ0911RA Town of Stonington (PZC)** – Zoning Regulations Text Amendments to Article II Section 2.6 – Non-Conforming Use & Bulk; Article V Sections 5.1.2 & 5.1.3 – Use & Bulk Tables; Article VI Section 6.1 – Special Use Permits, Section 6.23 – Traffic Impact Study, & Section 6.24 – Archaeology Study; & Article VIII Section 8.3 – Site Plan Submissions, Section 8.4 – Plan Requirements, Section 8.6 – Bonding Requirements, Section 8.7 – Fee Schedule, Section 8.8 – Impact Statement, Section 8.9 – Public Hearings, and Section 8.10 – Zoning Board of Appeals.

8. Future Public Hearings:

   A. **PZ0903RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a

Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties.
PUBLIC HEARING CONTINUED TO 6/2/09 FROM 4/7/09

B. **PZ0905RA Carol Holt** - Zoning Regulations Text Amendment to clarify ZR Sections 2.7 & 2.9 enabling minor lot line adjustments such that buildable status of properties remains unaffected.
PUBLIC HEARING CONTINUED TO 6/2/09 FROM 4/21/09

C. **PZ0907ZC Town of Stonington (PZC)** - Request Zone Change for properties currently zoned as LI-130 to GBR-130 (Map/Block/Lot: 70/1/4, 70/1/4A, 70/1/5, 71/1/1, 71/1/1A & part of 84/1/2), realignment of LI-130 zoning district boundary with rear property lines of MBL: 70/1/1, 70/1/2 & 70/1/3), & realignment of LI-130 zoning district boundary to be offset 50 feet of property line of Map 70 Block 1 Lot 3 onto Map 70 Block 1 Lot 4A. Properties are located off Taugwonk Road, Stonington.
PUBLIC HEARING CONTINUED TO 6/16/09 FROM 5/5/09

D. **PZ0912RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to replace all portions of existing language in Section 6.6.22 – Open Space Development, and the addition of OSD's in the RA-20 and RA-15 zoning districts.
PUBLIC HEARING CONTINUED TO 6/16/09 FROM 5/5/09

E. **PZ0917ZC Jamie D. Aluzzo (Ted Ladwig)** - Zoning Map Amendment to change from Residential RA-20 to Commercial LS-5 for properties located at 140 Liberty St. & 146-148 Liberty St., Pawcatuck. Assessor's Map 15 Block 2 Lots 8 & 9. Zone RA-20.
NEW SUBMITTAL: 4/21/09 - PUBLIC HEARING: 6/2/09

9. New Submittals:

A. **PZ0918BR Readco Stonington, LLC** - Request Bond Release/Reduction of $45,000.00 to $.00 for PZ0656SUP & GPP Erosion & Sedimentation Bond. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection, Pawcatuck, CT. Assessor's Map 18 Block 1 Lots 33 & 33A & lots acquired from the State of CT DOT. Zone HI-60.

B. **PZ0919SUP Rox Riv Realty, LLC** - Special Use Permit application for approval of a 15-seat restaurant in a 1,436 SF unit in an existing building. Property located at 12 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1 Unit 101. Zone TC-80.

C. **PZ0920SD & GPP Stephen O. Monson** – Subdivision & Ground Water Protection Permit applications for a 5-lot subdivision of a 23.2± acre parcel. Properties located at 33 & 69 Wolf Neck Rd., Stonington, CT. Assessor's Map 139 Block 1 Lots 13 & 14. Zone RR-80.

D. **PZ0921CNU EOF Realty, LLC** - Application for a Change of Non-Conforming use per ZR 2.6.1.3 to permit residential use for existing apartment. Property located at 595 Greenhaven Rd., Pawcatuck, CT. Assessor's Map 8 Block 2 Lot 1 & Map 8 Block 1 Lot 1. Zones RA-20 & RR-80.

Outstanding Minutes: #1395, April 21, 2009, approved, not signed; #1396, May 5, 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.