Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

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DRAFT AGENDA
Special Meeting – June 2, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT.
09 JUN -1 AM 11:37
CYNTHIA LADWIG
TOWN CLERK

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

2. Appoint Alternates:
   - Rob Marseglia (seated 3/17/09)
   - Leon Jacobs (seated 5/19/09)
   - 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. **PZ0554SUP Dodson Boatyard, LLC** – Request approval of modified site plan for Special Use Permit approved 10/4/05, amended 7/26/06. Property located on Main & Mathews Streets, Stonington, CT. Assessor's map 101 Block 26 Lot 1. Zone MC-80.
      2. **PZ0813SUP Quantum of Mystic** – Request approval for addition of outdoor seating (7 seats), at existing restaurant (Tastings). Property located 4 Hendel Drive, Mystic, CT. Assessor's map 164 Block 1 Lot 8A. Zone TC-80.
      3. **09-096 ZON AT&T Corporate Real Estate** – Request approval for placement of a 3000 gallon above ground fuel tank for an emergency generator. Project includes removal and disposal of existing underground storage tank. Property located 30 East Main St., Mystic, CT. Assessor's map 182 Block 5 Lot 3. Zones RH-10 & LS-5.

6. Old Business:

   A. **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.
   PUBLIC HEARING CLOSED: 5/19/09

   B. **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.

7. 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. *Continued 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. *Continued from 4/21/09*

C. **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.

8. Future Public Hearings:

A. **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

B. **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

C. **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.
NEW SUBMITTAL: 5/19/09 - PUBLIC HEARING: 7/21/09

D. **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.
NEW SUBMITTAL: 5/19/09 - PUBLIC HEARING: 7/21/09

E. **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.
NEW SUBMITTAL: 5/19/09 - PUBLIC HEARING: 7/21/09

Outstanding Minutes: #1396, May 5, 2009, approved, not signed; #1397, May 19, 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.