Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – July 21, 2009
Pine Point School
89 Barnes Road, Stonington, CT

RECEIVED FOR RECORD
STONINGTON, CT.
09 JUL 17 PM 3:42
CYNTHIA LADWIG
TOWN CLERK

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

2. Appoint Alternates:
   - Bob Mercer (seated 6/2/09)
   - Rob Marseglia (seated 6/16/09)
   - Leon Jacobs (seated 6/16/09)

3. Minutes

4. Correspondence:

5. Reports:
   A. Staff
      1. Possible regulation amendment permitting expansion of existing residential uses in LI-130 zone.
      2. Policy governing zoning amendment referrals to other commissions.
   B. Commission
   C. ZEO - Pending Variances; A-2 survey waiver requests:
      1. **ZBA#09-09** Thomas & Dorothea Cannan (Michael Scanlon)
      2. **ZBA#09-10** Gregory & Julie Duba
   D. Zoning Enforcement & Violations
   E. Administrative Review:
      1. **ZON09-123 Henry Han & Amie Shzuhz** - Request zoning permit for construction of an approximate 7.5' x 7' shed. Property located at 20 Mechanic St., Pawcatuck, CT. Assessor's Map 4, Block 7, Lot 1. Zone DB-5.
      2. **ZON09-128 K. Schwam & J. Pagnozzi (Jay Presser)** - Request zoning permit for change of use from Retail to Personal Services. Property located at 67 Williams Ave., Mystic, CT. Assessor's Map 161, Block 20, Lot 9. Zone LS-5.
      3. **PZ0540SUP & CAM Stonington Seahawk, LLC** – Request site plan modification to approved application to utilize existing crushed stone and grass surfaces for parking rather than bituminous concrete as originally proposed.
      4. **ZON09-004 Masons Island Landing, LLC** - Request approval of an architectural/engineering update to the Masons Island Landing, LLC duplex application approved on 1/27/09.

6. Old Business:

   A. **PZ0923SPM & GPP Hendels, Inc. (Jon Hendel)** – Site Plan Modification and Groundwater Protection Permit applications for construction of a 1,950 square foot retail store and fuel pumping facility with associated parking, landscaping, & utilities. Property located at 466 Liberty St., Pawcatuck, CT. Assessor's Map 20 Block 3 Lot 2. Zone HI-60.
   New Submittal: 6/16/09

7. Public Hearings:

   A. **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.

   B. **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.

C. **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.

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.
PH Continued from 6/2/09 to 8/18/09 (recommend deferral of PH to new date)

B. **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 – PH Rescheduled to: 8/4/09

C. **PZ0924SD & CAM RSK-Kellco, Inc. -** Subdivision application and Coastal Area Management Review for a 4-lot subdivision of a 3.05± acre parcel. Property located at 186 River Road, Pawcatuck. Assessor's Map 7 Block 1 Lot 41. Zones RA-20 & RM-20.
New Submittal: 6/16/09 – PH: 8/4/09

D. **PZ0922RA Donald & Sally Vail -** Zoning Regulation (ZR) Amendment to add Professional Office to Section 1.2.2 Specific Definitions, Section 3.3.3 Uses Allowed by Special Permit; Section 5.1.2 Residential Zones: Permitted, Accessory & Special Uses; Section 5.2.2 Commercial/Industrial Zones: Permitted, Accessory & Special Uses; and change Section 7.10.5.2.3 Office buildings – General and Professional.
New Submittal: 6/16/09 – PH: 8/4/09

E. **PZ0925RA Lattizori Development, LLC -** Zoning Regulation (ZR) Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office, and residential uses.
New Submittal: 6/16/09 – PH: 8/18/09

F. **PZ0926RA Dale & Pamela Tourville** – Zoning Regulation (ZR) Amendment to amend the definition of Home Occupation, Section 1.2.2 Specific Definitions.
New Submittal: 6/16/09 – PH: 8/18/09

9. New Submittals:

A. **PZ0927RA Town of Stonington (ADR)** - Zoning Regulation (ZR) Amendments to implement Architectural Design Review: Section 2.13 Performance Standards; Sec. 2.15 Architectural Design Review; Sec. 2.16 Design Review Requirements; Sec. 4.9 Highway Interchange Zone; Sec. 6.1 Special Use Permits; Sec. 6.5 Commission Powers Relative to Action on a Special Permit Use; Sec. 7.10 Off-Street Parking Requirements; Sec. 7.13 Site Plan & Structure Design Review Requirements; & Sec. 8.3 Site Plan Submissions Review & Approval.

B. **PZ0928SD Richard C. Panciera Charitable Remainder Trust II** – Application for a 5-lot subdivision of a 58.36± acre parcel. Proposed project consists of 4 lots for single family residences, and a 5th lot reserved for future development. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zones RA-20, RM-20 & RR-80.

Outstanding Minutes: #1398, June 2, 2009, approved, not signed; #1399, June 16, 2009.

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.