Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – September 1, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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

2. Appoint Alternates:
   - Leon Jacobs (seated 6/16/09)
   - Rob Marseglia (seated 8/18/09)
   - Bob Mercer (seated 8/18/09)

RECEIVED FOR RECORD
STONINGTON, CT.
09 AUG 31 PM 12:08
CYNTHIA LADWIG
TOWN CLERK

3. Minutes

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. **PZ0448SD & CAM Anthony Silvestri** - Application for a four lot subdivision of a 5.2 acre parcel. Property located at 149 Whitehall Ave., Mystic, aka, Old Mystic Village Marina LLC. Map 165, Block 1, Lot 22. Zone RA-40. Request a five-year extension to complete outstanding improvements to approved subdivision.
      2. **ZON 09-145 Pawcatuck Workman's Club (John Lilly)** – Application for construction of a 10' x 14' shed. Property located at 16 Mechanic St., Pawcatuck. Assessors Map 3, Block 28, Lot 12. Zone DB-5.
      3. **ZON 09-152 K Brothers, LLC (John MacNeil)** – Application to remove & replace impacted soil, island & piping. Property located at 29 Main St., Old Mystic. Assessors Map 166, Block 3, Lot 3. Zone CS-5.
      4. **ZON 09-158 Robert Fletcher** – Application for proposed alterations to existing auto repair building. Assessors Map 15, Map 2, Lot 6. Zone LS-5.
      5. **ZON09-154 Mall, Inc. (Chris Regan)** - Application for construction of a 10' x 7' enclosure for a walk-in cooler. Property located at Coogan Blvd, Mystic. Assessors Map 164, Block 3, Lot 1. Zone TC-80.

6. Old Business:
   A. **PZ0929BR Meehan Group, LLC** - Request Bond Release/Reduction of $20,000.00 to $.00 for **PZ0360SD SUP & GPP Meehan Group, LLC** - Application for a forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 1 Lot 1 & Map 148 Block 3 Lots 1 & 9. Zones RA-40 & RR-80.

7. Public Hearings:

   A. **PZ0923SPM & GPP (CNU) Hendel's, Inc. (Jon Hendel)** – Site Plan Modification and Groundwater Protection Permit (Change of Non-Conforming Use) 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.

   B. **PZ0926RA Dale & Pamela Tourville** – Zoning Regulation (ZR) Amendment to amend the definition of Home Occupation, Section 1.2.2 Specific Definitions.

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 to 10/6/09 from 8/18/09.

B. **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 Continued to 9/15/09 from 8/4/09

C. **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.
New Submittal: 7/21/09 – PH: 9/15/09

D. **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.
New Submittal: 7/21/09 – PH: 9/15/09

Outstanding Minutes: #1401, August 4, 2009, approved, not signed; #1402, August 18, 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.