Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – October 6, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT.
09 OCT -2 PM 1:22
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
   - Rob Marseglia (seated 9/15/09)
   - Chris Regan
3. Minutes
4. Correspondence:
5. Reports:
   A. Staff
   B. Commission
      1. Election of Commission Officers
   C. ZEO - Pending Variances; A-2 survey waiver requests:
   D. Zoning Enforcement & Violations
   E. Administrative Review:
      1. **PZ0118SD Downes-Patterson Corp.** – Consideration of Revocation of 3 bonds totaling $80,977.00, associated with 40-lot Rockridge subdivision. Property located at Cronin Dr., Brannegan Dr. & Parkwood Ave. Bonds include #04-002 Erosion & Sedimentation Bond ($5,000.00); #04-009 Performance Bond for Completion of Brannegan Dr. ($15,000.00); #04-010 Public Improvement Bond ($60,977.00).
      2. **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.
      3. **PZ9441SUP Joan Sullivan** – Application for Special Use Permit for a Bed & Breakfast facility. Property located at 6 Broadway Ave., Mystic. Map 175, Block 5, Lot 14. Zone RH-10. New property owner requests renewal with change of owner for SUP approved March 2, 1995.
      4. **09-201 ZON Cedar Grove Investments** - Application for approval to operate a plumbing business in an existing 5,484 sq. ft. building. Property located at 21-23 Lincoln Ave., Pawcatuck. Map 3, Block 21, Lot 16. Zone LS-5.
6. Old Business:
   A. **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. *PH Closed 9/15/09*

   B. **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.

   C. **PZ0930BR Readco Stonington, LLC** - Request Bond Reduction from $20,000.00 to $5,000.00 for PZ0656 SUP & GPP Readco Stonington, LLC for the expansion of existing movie theater & commercial development to include a supermarket & 3 restaurant or bank buildings. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection, Pawcatuck. Assessor's Map 18 Block 1

Lots 33 & 33A & property acquired from the State of CT DOT. Zone HI-60.

7. Public Hearings:

   A. **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. *Continued from 9/15/09.*

   B. **PZ0931SUP & GPP Readco Stonington, LLC -** Special Use Permit & Groundwater Protection Permit applications to permit a medical clinic providing out-patient services in existing 9,000 sq. ft. retail space. Property located at 91 Voluntown Rd., Pawcatuck. Assessor's Map 18 Block 1 Lot 33. Zone HI-60.

   C. **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 8/18/09.*

Outstanding Minutes: #1403, September 1, 2009, approved, not signed; #1404, September 15, 2009; #1405, September 29, 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.