Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – November 17, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT.
09 NOV 16 AM 10: 17
CYNTHIA LADWIG
TOWN CLERK

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

2. Appoint Alternates:
   - Chris Regan (seated 10/6/09)
   - Rob Marseglia (seated 10/20/09)

3. Minutes:
   A. #1407, October 20, 2009, approved, not signed; #1408, November 4, 2009.

4. Correspondence:

5. Reports:
   A. Staff
      1. Information from Town Attorney regarding Smart Growth Initiatives
   B. Commission
   C. ZEO - Pending Variances; A-2 survey waiver requests:
      1. **ZBA #09-22 Jose & Iria Pacheco (Kevin Shea)**
   D. Zoning Enforcement & Violations
   E. Administrative Review:
      1. **PZ0827SPM Mystic Food N More, LLC (Malik) -** Request for Modifications to Approved Site Plan for the placement of a walk-in cooler and construction of stairs and deck on site. Modifications include relocation of dumpster and parking and parking spaces and addition of parking lot lighting. Property located at 34 East Main St., Mystic, CT. Assessor's Map 174, Block 18, Lot 1. Zone LS-5.
      2. **09-229 ZON Lori Greenwood** - Application to construct a 16' x 12' deck on an existing 3-family structure. Property located at 6 Lincoln Ave., Pawcatuck. Map 3, Block 27, Lot 5. Zone LS-5.

6. Old Business:

7. Public Hearings:

   A. **PZ0933SUP & CAM Wadawanuck Club -** Special Use Permit & Coastal Area Management Review applications to allow removal of 4 existing storage buildings and construction of a 1,857 sq ft single-story structure to be used for sailing instruction and equipment storage. Property located at 196 Water St., Stonington. Assessor's Map 100 Block 6 Lot 1. Zone MC-80.
   New Submittal: 10/20/09 – PH: 11/17/09

   B. **PZ0935SUP & GPP Bassam Awwa** - Special Use Permit and Groundwater Protection Permit applications for construction of a 4,026 square foot medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5.
   New Submittal: 10/20/09 – PH: 11/17/09

8. Future Public Hearings:

   A. **PZ0934RA 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: 10/20/09 – PH: 12/1/09

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.