



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

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**DRAFT AGENDA**  
**Special Meeting – November 5, 2008**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Rob Marseglia (seated 10/7/08)
  - Leon Jacobs (seated 10/21/08)
3. Minutes:
4. Reports:
  - A. ZEO - Pending Variances - A-2 survey waiver requests:
    1. **ZBA #08-18 Laurice Richards** – Seeking a variance to reduce the rear yard setback from 100' to 72', increase the F.A.R. from .04 to .12, and ZR 3.1.4.2 to reduce the non infringement area from 100' to 76'. Property located at 92 Hewitt Rd. Assessor's Map 152 Block 2 Lot 16. Zone RC-120.
5. Old Business:
6. New Business:
  - A. Discussion of Consent Agendas and Agenda Format
  - B. Proposed Amendment to Section 8.3 – Site Plan Submission - Approvals
  - C. Plan of Conservation and Development Implementation Committee Progress Status Letter – Discussion
7. Public Hearings:
8. Adjournment:

Items to be Assigned to Future Agendas:

- A. **PZ0825RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.22 (Renewable Energy Systems) and Subsection 7.22.1 (Small Wind Energy Systems).  
NEW SUBMITTAL: 9/16/08  
PUBLIC HEARING: 11/18/08
- B. **PZ0826RA & ZC Town of Stonington (PZC)** Zoning Regulations Text & Map Amendment to establish a "Downtown Pawcatuck Parking Overlay District," modifications to existing Sections 7.10.2.3 (Parking Reductions), 7.10.2.4 (Dedicated Off-Site Parking), 7.10.2.5 (Shared On-Site Parking), and 7.10.4 (Parking Space Requirements); deletion of Section 7.10.2.6 (Agreements) to be replaced with new 7.10.2.6 (Residential Parking Agreements); and addition of new Section 7.10.8 (Downtown Pawcatuck Parking Overlay District).  
NEW SUBMITTAL: 9/16/08  
PUBLIC HEARING: 11/18/08
- C. **PZ0828SUP Readco Stonington, LLC** –Special Use Permit application for standalone automated teller machine (ATM) including a drive-up self-service kiosk with 3,900 sq. ft. to allow for stacking of cars. Property located at 445-465 Liberty St., Pawcatuck, CT. Assessor's Map 18 Block 1 Lot 36. Zone HI-60.  
NEW SUBMITTAL: 10/21/08

PUBLIC HEARING: 12/2/08

- D. **PZ0829SD Charles & Michelle Lekites** - Subdivision Application for a 4-lot re-subdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.  
NEW SUBMITTAL: 10/21/08  
PUBLIC HEARING: 12/2/08

Outstanding Minutes: #1379, July 15, 2008 corrected; #1383, October 7, 2008, approved, not signed; #1384, October 21, 2008.

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.