



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

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**AGENDA**

**Special Meeting – August 4, 2009**  
**Pine Point School**  
**89 Barnes Road, Stonington, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Rob Marseglia (seated 6/16/09)
  - Leon Jacobs (seated 6/16/09)
  - Bob Mercer (seated 7/21/09)
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. **ZON09-134 John Lowe** - Request zoning permit to enclose existing 16' x 8' back porch. Property located at 28 Coveside Lane, Stonington, CT. Assessor's Map 99, Block 4, Lot 23D. Zone GC-60.
    2. **PZ0603SD & SUP Arlene Steinlauf & Stephen Yardan, Trustees** – Request for second 90-day extension to file final mylars for the referenced subdivision (Signal Hill). February 2009 approval date established by court granted stipulated judgment.
    3. **PZ0916SD Suzanne Medeiros** - Subdivision Application for a 3-lot subdivision of approximate 4.27± acre parcel. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40. Request 90-day extension to file final subdivision plans.
6. Old Business:
7. Public Hearings:
  - A. **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.
  - B. **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.
  - C. **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.
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

- B. **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
  
- C. **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.  
New Submittal: 6/16/09 – PH: 9/1/09
  
- D. **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 9/1/09
  
- E. **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
  
- F. **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 5<sup>th</sup> 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: #1399, June 16, 2009, approved, not signed; #1400, July 21, 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.