



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

**AGENDA**  
**Special Meeting – August 17, 2010**  
**Pine Point School**  
**89 Barnes Road, Stonington, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Chris Regan (seated 4/6/10)
  - Rob Marseglia (seated 7/20/10)
  - Gardner Young (seated 8/3/10)
3. Minutes: #1424, July 20, 2010, approved, not signed; #1425, August 3, 2010
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
    1. **ZBA#10-15 John & Jane Couto**
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **PZ0603SD Arlene Steinlauf & Stephen Yardan, Trustees** – Request for 90 day extension to file final subdivision mylars. Property located off Jeremy Hill Road, Stonington. Assessor's Map 90 Block 1 Lot 1. Zone RR-80.
    2. **CGS Sec. 8-24 Review** - Planned improvements to WPCA wastewater treatment facilities.
    3. **ZON10-169 Davis Standard, LLC** - Application for installation of 9' x 40' storage containers on site at rear of controls building. Property located at 1 Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 3. Zone M-1.
6. Old Business:
  - A. **PZ1014BR Pequot Development Associates** - Application for reduction of Public Improvement Bond posted to satisfy requirements of proposed construction activity related to **PZ0803SD & GPP**. Current bond instrument is a Letter of Credit for \$981,568.13. Applicant requests a reduction to \$300,000.00. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.
  - B. **PZ1015BR Louis DiCesare** - Application for release of Zoning Compliance Bond posted to satisfy requirements of proposed construction activity related to **PZ0232SUP**. Current bond instrument is a Cash Bond for \$5,000.00. Property located at 808 Stonington Rd., Stonington, CT. Assessor's Map 75, Block 2, Lot 5, Zone GC-60.
7. Public Hearing: 7:30 p.m.
  - A. **PZ1013ZC Mystic Hill (Ted Ladwig)** - Zoning Map Amendment for multiple applicants/properties to change from RH-10 & RA-20 to RA-15, for parcels located on Mystic Hill & Mistuxet Ave., Mystic, CT. Assessor's Map 162 Block 2 Lots 9A-9P, Map 162 Block 2 Lot 10, & Map 162 Block 2 Lot 11. Zones RH-10 & RA-20.
8. New Submittals:
  - A. **PZ1016RA George J. & Lynn M. Kimmerle** - Zoning Regulation Text Amendment to change the current requirements for permitting an accessory apartment in a single family residential structure.

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STONINGTON, CT.  
10 AUG 16 PM 12:10  
CYNTHIA LADWIG  
TOWN CLERK

- B. **PZ1017ZC Precious Memories Preschool** - Zoning Map Amendment to change parcel zoning from GBR-130 to RH-10 to allow for future development of a Child Day Care Center. Property located 171 Liberty St., Pawcatuck, CT. Assessor's Map 16 Block 4 Lot 21, Zones RH-10 & GBR-130.

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.