



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – March 1, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 2/15/11)
 - Gardner Young (seated 2/15/11)
 - Curtis Lynch (seated 2/15/11)
3. Minutes: #1435, January 4, 2011, approved, not signed; #1436, January 18, 2011, approved, not signed; #1437, February 15, 2011
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. **PZ1021SD & GPP Allied Development Partners, LLC** – Request 90-day extension for filing final subdivision mylars for previously approved re-subdivision and Groundwater Protection Permit applications for a 3-lot subdivision of a 6.67± acre parcel. Property located at 1225 Pequot Trail, Mystic. Assessor's Map 135 Block 2 Lot 1A. Zones RA-40 & GBR-130.
6. Old Business:
 - A. **PZ1102CR Richard C. Panciera Remainder Trust II** – Conceptual Review for Special Use Permit and Re-Subdivision applications for the development of 68 attached-housing units and 7 single-family residences. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.
 - B. **PZ1104BR Windham Crossing, LLC** - Application for release/reduction of a \$55,000.00 Erosion & Sedimentation bond associated with **PZ1006SUP & GPP Keith L. Main (NERP)** - Special Use & Groundwater Protection Permits for construction of a 19,097 SF retail building, adjacent 15,000 SF outdoor display & sales area, loading dock, and associated parking, utilities, landscaping & lighting. Property located at 335 Liberty Street, Pawcatuck, CT. Assessor's Map 17, Block 3, Lots 3, 4 & 4A. Zone HI-60.
7. Public Hearing(s): 7:30 p.m.

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- A. **PZ1019RA Town of Stonington - Zoning Regulations (Signage) Text Amendments to Article I: 1.2 Definitions; Article II: 2.13 Performance Standards, 2.15 Architectural Design Review; Article III: 3.3 Residential RM-20, RM-15, RH-10 Zones; Article IV: 4.1 Development Area (DB-5), 4.2 Convenience Shopping (CS-5), 4.3 Local Shopping (LS-5), 4.4 General Commercial (GC-60), 4.5 Tourist Commercial (TC-80), 4.6 Marine Commercial (MC-80), 4.7 Manufacturing (M-1), 4.9 Highway Interchange Zone (HI-60); Article V: 5.2.2 Bulk & Use Table; Article VI: 6.6.5 Special Use Permit – Drive-in Window; Article VII: 7.12 Sign Regulations: 7.21 Neighborhood Development District (NDD); Article VIII:8.4 Site Plan Requirements. *Continued from 12/7/10.***

8. Future Public Hearings:

- A. **PZ1024SD & GPP Lattizori Development, LLC** - Subdivision and Groundwater Protection Permit applications for a 37-lot subdivision (reduced to 35), of 70.84± acre parcel(s). Property located at 189 Jerry Browne Rd., Mystic, CT. Assessor's Map 133, Block 1, Lot 1A; Map 134, Block 3, Lot 2; Map 150, Block 2, Lot 1, Zones RA-40 & GBR-130. Public Hearing: 4/5/11. *Continued from 1/4/11.*
- B. **PZ1101SUP Pacako, LLC (Pita Spot)** - Special Use Permit application to reduce parking requirements and allow shared parking to permit outdoor seating for existing restaurant. Property located at 45 Williams Ave., Mystic, CT. Assessor's Map 161, Block 14, Lot 5. Zone LS-5. Public Hearing: 3/15/11
- C. **PZ1103SUP & CAM Jean B. Coogan** - Special Use Permit application & Coastal Area Management Review for approval of a Child Day Care Center in a one-story building to be constructed in two phases (8035 total square footage), a 24' x 24' outbuilding, and associated parking, signage, utilities, landscaping & lighting. Property located at 168 Greenmanville Ave., Mystic, CT. Assessor's Map 172, Block 2, Lot 4. Zones RA-40 & RM-15. Public Hearing: 3/15/11

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.