



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – June 21, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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11 JUN 20 PM 1:55
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 4/19/11)
 - Curtis Lynch (seated 6/7/11)
 - Gardner Young (seated 6/7/11)
3. Minutes: #1442, May 3, 2011, approved as amended, not signed; #1443, May 17, 2011, approved, not signed; #1444, May 24, 2011 approved, not signed; #1445, June 7, 2011
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #11-10 Catherine Moffett** – Seeking a variance from ZR 5.1.1 front yard setback from 30' to 4' for an existing shed. Property located at 5 Allyns Alley, Mystic. Assessor's Map 177 Block 7 Lot 9. Zone RA-20.
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
6. Old Business:
7. Public Hearings: 7:30 p.m.
 - A. **PZ1114RA Mystic Seaport Museum & Sea Research Foundation** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners. *Continued from 6/7/11*
 - B. **PZ1111RA Masons Island Landing, LLC (John Casey)** - Zoning Regulations Text Amendment to Section 1.2.2 Definitions, Specific: additions and/or changes include: Building, Principal; Floor; Floor Area Gross (GFA); Headroom, Structural; and Roofed Over Space.
8. Future Public Hearings:
 - A. **PZ1107SUP Sea Research Foundation** - Special Use Permit application for a 535 sq. ft., 50-seat indoor theatre temporary exhibit structure. Property located at 55 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 2. Zone HI-60. Public Hearing 7/19/11

- B. **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** – Eight-lot Resubdivision and Special Use Permit 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. Public Hearing 8/2/11, *Continued from 6/7/11*
 - C. **PZ1115RA TOS Conservation Commission** - Zoning Regulations Text Amendment to Section 3.1.4 Residential GBR-130, RC-120 Zones Buffer Requirements & Section 5.1.1 Residential Zone Bulk Requirements. Changes to 100-foot non-infringement area & side yard setback (GBR-130 only). Public Hearing 7/19/11 (*Rescheduled from 6/21/11*)
9. New Submittals:
- A. **PZ1118SUP Debra & John Carreiro** - Special Use Permit application to permit conversion of an existing two-family residential structure to a three-family residential structure. Property located at 7 Walnut St., Pawcatuck, CT. Assessor’s Map 1, Block 2, Lot 7. Zone RH-10.
 - B. **PZ1119 Hendels, Inc.** - Site plan application to consolidate two lots and construct a 20-foot paved strip to facilitate relocation of a dumpster and a parking space at convenience store/motor vehicle fuel pumping facility. Property located at 466 Liberty Street, Pawcatuck, CT. Assessor’s Map 20 Block 3 Lots 1 & 2. Zone HI-60.
 - C. **PZ1120BR Paul Linehan** - Application for release of remaining \$108,500.00 Road Construction & Public Improvement bond associated with PZ0621SD United Congregational Church of Westerly. Bond reduced to \$20,150.00 on 12/18/07 (\$88,350.00 released), & reduced to \$10,850.00 on 2/16/10 (\$9,300.00 released).
 - D. **PZ1121RA Julia Roberts** - Zoning Regulations Text Amendment for Small Wind Energy Systems. Add to Section 1.2 Definitions and add new Section 7.22 Renewable Energy Systems, 7.22.1 Small Wind Energy Systems.

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.