



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – July 19, 2011
Pawcatuck Middle School
40 Field Street, Pawcatuck, CT

RECEIVED FOR RECORD
STONINGTON, CT
JUL 18 PM 2:05
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: #1445, June 7, 2011, approved, not signed; #1446, June 21, 2011
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #11-13 Peter Watrous Carpentry LLC** – Seeking a variance from ZR 5.1.1 to reduce side yard setback from 75' to 25' and reduce the non-infringement area from 100' to 35' for the construction of a single family residence. Property located at Clarence Ave., Pawcatuck. Assessor's Map 10 Block 3 Lot 1 Zone RC-120
 - D. Zoning Enforcement & Violations
 1. Review of Rob Holland Pool Zoning Permit and Certificate of Zoning Compliance (ZON11-045 & ZON10-109).
 - E. Administrative Review:
 1. **PZ1101SUP Pacako, LLC (Pita Spot)** – Approved 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. Commission interpretation of conformance with Special Use Permit Approval regarding location of outdoor seating.
 2. **PZ0935SUP & GPP Bassam Awwa** – Special Use Permit and Groundwater Protection Permit applications for construction of a 4,026 square foot medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5. **Request modification of parking layout for approved special use permit.**
 3. **ZON11-157 Town of Stonington** – Zoning Permit application to replace Stonington High School football field scoreboard. Property located at 176 South Broad St., Pawcatuck, CT. Assessor's Map 25 Block 1 Lot 19. Zone RR-80.
6. Old Business:
 - A. **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).
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. **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 TC-80.
 - 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). *(Rescheduled from 6/21/11)*
8. Future Public Hearings:
- A. **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*
 - B. **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. Public Hearing 8/16/11
 - C. **PZ1119SPA & GPP Hendels, Inc.** - Site Plan & Groundwater Protection Permit applications 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. Public Hearing 8/16/11
 - 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. Public Hearing 8/16/11
9. New Submittals:
- A. **PZ1122SUP Quiambog, LLC (Richard Rizzo)** – Special Use Permit application for a 49.6 square foot wall sign being relocated from existing location. Additional signage to be located on site includes a 10 square foot detached sign. Property located at 14 Lords Hill Rd., Stonington, CT. Assessor's Map 130 Block 6 Lot 1. Zones M-1 & RC-120.
 - B. **PZ1123CR TFB3, LLC** - Conceptual Review application for the development of an affordable housing (CGS §8-30g), mixed Residential & Commercial use project consisting of two three-story structures and a detached caretaker dwelling for a total of 45 residential units: 20 one-bedroom, 20 two-bedroom, 4 three-bedroom, & a three-bedroom caretaker house. First floor of front structure is designed to accommodate future retail/commercial use. Property located at 100 & 102 South Broad Street, Pawcatuck, CT. Assessor's Map 25, Block 1, Lots 5 & 6. Zones LS-5 & RR-80.
 - C. **PZ1124SUP DeKalb Plant Genetics (Monsanto)** - Special Use Permit application for the extension of two (2) greenhouse structures (11,400 sq. ft. total expansion), a gravel drive, modified storm drainage, and relocation of a yard hydrant. Property located at 62 Maritime Drive, Mystic, CT. Assessor's Map 163, Block 1, Lot 28E. Zone M-1.

Pawcatuck 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.