



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

**AGENDA**

**Special Meeting – August 2, 2011**  
**Pawcatuck Middle School**  
**40 Field Street, Pawcatuck, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Frances Hoffman (seated 7/19/11)
  - Curtis Lynch (seated 6/7/11)
  - Gardner Young (seated 6/7/11)
3. Minutes: #1446, June 21, 2011, approved, not signed; #1447, July 19, 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. **ZON11-166 Masons Island Landing, LLC** - Zoning Permit application to add garage doors & Azek or cement panels on Buildings 4 & 5. 29-30 Dubois Dr., Mystic. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.
    3. **Gwenmor Marina** – Commission discussion and interpretation of applicants' request to allow a portion of the required parking for new slips to be developed on Parcel 175/1/31, to be on the marina's main parcel at 12 Roseleah Drive (Assessor's Map 174, Block 21, Lot 11), Zones MC-80 & RC-120.
    4. Discussion of draft regulation amendment for municipal athletic field sponsorship signs.
6. Old Business:
  - A. **PZ1123CR TFB3, LLC** - Conceptual Review application & proposed Regulation Amendment 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.

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11 AUG - 1 AM 11:13  
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7. Public Hearings: 7:30 p.m.

- 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. *Continued from 6/7/11; Applicant requests continuance to 9/6/11.*
- B. **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 7/19/11. Applicant requests continuance to 9/20/11*

8. Future Public Hearings:

- 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. Public Hearing 8/16/11
- B. **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
- C. **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
- D. **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. Public Hearing 9/6/11
- E. **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. Public Hearing 9/6/11

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.

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