



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – August 16, 2011
Pawcatuck Middle School
40 Field Street, Pawcatuck, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 6/7/11)
 - Frances Hoffman (seated 7/19/11)
 - Curtis Lynch (seated 8/2/11)
3. Minutes: #1447, July 19, 2011, approved, not signed; #1448, August 2, 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. **ZON11-194 829 Stonington Rd., LLC (Black Bear Martial Arts)** - Zoning Permit application for change of use from retail to personal services, and permitting for associated signage. Property located at 829 Stonington Rd., Stonington, CT. Assessor's Map 75 Block 1 Lot 2, Zone GC-60.
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.
7. Public Hearings: 7:30 p.m.
 - 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. **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.

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- 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.

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. *Continued from 8/2/11; 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 8/2/11. Applicant requests continuance to 9/20/11.*
- C. **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
- D. **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

9. New Submittals:

- A. **PZ1125SD Jayne Kivlin & Naomi Gobeille**– Re-subdivision application for a 3-lot subdivision of a combination 5.98± acre parcels with a strip to be conveyed to provide conforming road frontage to Lot#3. Property located at 2 North Broad St & 44 Pequot Trail, Pawcatuck. Assessor’s Map 15 Block 3 Lots 17 & 17A. Zone RA-20.
- B. **PZ1126RA Town of Stonington (PZC)** - Regulation amendment to add Municipal Athletic Field Sponsorship Panels to ZR Section 1.2.2 Definitions, Section 7.12 Sign Regulations (Section 7.12.9 Municipal Athletic Field Sponsorship Panels), & Section 7.12.10 Sign Permit Requirements (Table).

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.