



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – September 6, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, 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: #1448, August 2, 2011, approved, not signed; #1449, August 16, 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. **ZON11-198 Leon Millis (Kit Kat BBQ)** - Zoning Permit application for change of use from retail to retail restaurant. Property located at 34-36 Mechanic St., Pawcatuck, CT. Assessor's Map 4 Block 7 Lot 5, Zone DB-5.
6. Old Business:
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 8/2/11.*
 - B. **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.
 - 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.
8. Future Public Hearings:

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11 SEP - 1 AM 11:27
CYNTHIA LADWIG
TOWN CLERK

- A. **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 9/20/11, Continued from 8/2/11.*
- 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 9/20/11, Continued from 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 9/20/11, Continued from 8/16/11*
- D. **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. *Public Hearing 10/4/11*
- E. **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). *Public Hearing 10/4/11*

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.