



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – September 20, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
SEP 19 AM 9:45
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 7/19/11)
 - Gardner Young (seated 9/14/11)
 - Curtis Lynch (seated 9/14/11)
3. Minutes: #1449, August 16, 2011, approved, not signed; #1450, September 6, 2011; #1451, September 12, 2011; #1452, September 14, 2011
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #11-15 – John & Betsy Perkins** – Seeking a variance from ZR 5.1.1 to reduce rear yard setback from 3.4' to 0' for the installation of a maintenance catwalk. Property located at 43 East Shore Rd., Stonington. Assessor's Map 154 Block 6 Lot 6. Zone RM-20.
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ0656SUP & GPP Readco Stonington, LLC** – Request minor modification of the approved site plan at the proposed McDonald's site. Property located at 445 Liberty St., Pawcatuck. Assessor's Map 18, Block 1, Lot 36. Zone HI-60.
6. Old Business:
 - 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 closed 9/14/11.*
7. Public Hearings: 7:30 p.m.
 - 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.*

8. Future Public Hearings:

- 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. *Public Hearing 10/4/11*
- 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). *Public Hearing 10/4/11*

9. New Submittals:

- A. **PZ1127BR Windham Crossing, LLC** - Application for release/reduction of a \$55,000.00 Erosion & Sedimentation bond associated with **PZ1006SUP & GPP Keith L. Main (NERP)** - Special Use & Groundwater Protection Permits for construction of a 19,097 SF retail building, adjacent 15,000 SF outdoor display & sales area, loading dock, and associated parking, utilities, landscaping & lighting. Property located at 335 Liberty Street, Pawcatuck, CT. Assessor’s Map 17, Block 3, Lots 3, 4 & 4A. Zone HI-60.

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.