



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

**AGENDA**

**Special Meeting – October 4, 2011**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
OCT 3 - 10 11  
11:16 PM  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Frances Hoffman (seated 9/6/11)
  - Gardner Young (seated 9/14/11)
  - Curtis Lynch (seated 9/20/11)
3. #1450, September 6, 2011; #1451, September 12, 2011; #1452, September 14, 2011; #1453, September 20, 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.
    2. **ZON11-224 Kabryste, LLC (James Watts, DMD)** - Zoning Permit application for change of use from retail to office. Property located at 85 Denison Ave. Mystic, CT. Assessor's Map 173 Block 11 Lot 3, Zone CS-5.
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.*
  - B. **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 closed 9/20/11.*
  - C. **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.

7. Public Hearings: 7:30 p.m.

- 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).

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 11/15/11, Continued from 9/20/11.*

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.