



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – October 18, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
OCT 17 PM 3:27
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 10/4/11)
 - Gardner Young (seated 10/4/11)
 - Curtis Lynch (seated 10/4/11)
3. #1450, September 6, 2011, approved, not signed; #1451, September 12, 2011; #1452, September 14, 2011; #1453, September 20, 2011; #1454, October 4, 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. **CGS 8-24 Review** for the revocation of a deed restriction on the Indian and Colonial Research Center, 39 Main Street, Old Mystic. Assessor's Map 166, Block 3, Lot 9. Zone CS-5.
 2. Pat Lafayette for Summit Street Development. LLC - Clarification of Zoning Regulations regarding proposed dental clinic in an M-1 zoning district.
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.*
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. *Continued from 10/4/11.*
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 11/15/11, Continued from 9/20/11.*

9. New Submittals:

A. **PZ1128SD & GPP James F. Holdridge, Jr.** – Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 612 New London Turnpike, Stonington. Assessor's Map 91 Block 2 Lot 1B. Zone RR-80.

B. **PZ1129SD & GPP Robert & Margaret Gilbert** - Subdivision and Groundwater Protection Permit applications for a 2-lot subdivision. Property located at 704 Al Harvey Rd., Stonington. Assessor's Map 114 Block 1 Lot 2. Zone RR-80.

C. **PZ1130SPA Town of Stonington BOE** – Site Plan Application to permit municipal athletic field sponsorship panels on previously approved scoreboard. Property located at 176 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 19. Zone RR-80.

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.