



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – November 15, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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11 NOV 14 PM 1:56
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 10/18/11)
 - Curtis Lynch (seated 11/1/11)
 - Gardner Young (seated 11/1/11)
3. Minutes: #1451, September 12, 2011 approved as corrected, not signed; #1452, September 14, 2011; #1453, September 20, 2011 approved, not signed; #1455, October 18, 2011 approved, not signed; #1456, November 1, 2011
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of 2014 Plan of Conservation and Development
 - C. ZEO - Pending Variances, A-2 survey walver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **ZON11-251 Mystic Shipyard** - Construct 9' 8" x 13' 9' 2nd floor deck and a change of user with associated signage for Dockside Electronics. Property located at 18 Stafford St., Mystic. Assessor's Map 174, Block 23, Lot 3. Zone MC-80.
6. Old Business:
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. *Continued from 9/20/11.*
 - B. **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.
8. Future Public Hearings:
9. New Submittals:
 - A. **PZ1131SD & CAM Clara M. Coogan Trust** - Subdivision and Coastal Area Management Review applications for a 2-lot subdivision. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Parcels included as part of proposed Open Space are Assessor's Map 163 Block 1 Lots 5A & 9. Zones RM-15,

RA-20, & RA-40.

- B. **PZ1132SUP Clara M. Coogan Trust** – Special Use Permit application for phased development of a 245-unit Congregate Living Facility on 18.02 acres to be created through subdivision of a ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.

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.