



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

**AGENDA**

**Special Meeting – December 6, 2011**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
11 DEC - 5 PM 1:49  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 11/1/11)
  - Curtis Lynch (seated 11/1/11)
  - Frances Hoffman (seated 11/15/11)
3. Minutes: #1452, September 14, 2011; #1456, November 1, 2011, approved, not signed; #1457, November 15, 2011
4. Commission Initiatives:
  - A. Discussion of 2014 Plan of Conservation and Development
  - B. Review of 2012 meeting schedule
  - C. Discussion of modifications to Section 6.6.7 - Excavations and Filling
  - D. Election of officers
5. Correspondence:
6. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **ZON11-269 Sea Research Foundation, Inc.** - Relocate public entrance ramp for Titanic exhibit. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2. Zone TC-80.
    2. **PZ0360SD SUP & GPP Meehan Group, LLC (original applicant) / Toll Brothers Inc., (current applicant)** – Consideration of modification of plans to include easement areas for approved forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 5 Lots 1 & 14, & Map 148 Block 3, Lots 1 & 3. Zones RA-40 & RR-80.
    3. **Roy W. Jarvis** – Request for release of a 1999 Roadway Improvement Bond for Maple Street, Lords Point for parcel 130-9-2.
7. Old Business:
8. Public Hearings: 7:30 p.m.
9. Future Public Hearings:
  - 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. & Pleasant St., 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. Public Hearing Scheduled for 1/17/12.

- B. PZ1132SUP & CAM Clara M. Coogan Trust** – Special Use Permit & Coastal Area Management Review applications 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. Public Hearing Scheduled for 1/17/12.

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.