



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – January 3, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 11/1/11)
 - Curtis Lynch (seated 11/1/11)
3. Minutes: #1458, December 6, 2011, approved, not signed; #1459, December 20, 2011
4. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development
 - B. Discussion of modifications to Section 6.6.7 - Excavations and Filling
 - C. Re-appointment of Zoning Enforcement Officer
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #11-21 & CAM Chateau Jaune, LLC.**
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **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.
 2. Review of procedure for permitting a temporary drive-in theater in Mystic Aquarium parking lot once a week during the summer.
 3. **ZON11-278 Brookside Assoc. Ltd. Ptrnshp.** - Construct 35' x 10' storage shed at Brookside housing. Property located at 111 South Broad St., Pawcatuck. Assessor's Map 37, Block 1, Lot 1A. Zones GBR-130 & GC-60.
 4. **ZON11-290 Garbarino V-4 Enterprises (My Dog's Place) –** Request expansion of dog physical therapy and training business in existing structure. Property located at 2 Avery St., Mystic. Assessor's Map 161, Block 17, Lot 4. Zone LS-5.
7. Old Business:
 - A. **PZ1133BR Pequot Development Associates** - Application for reduction of Public Improvement Bond posted to satisfy requirements of proposed construction activity related to **PZ0803SD & GPP**. Original bond instrument was a Letter of Credit for \$981,568.13. Applicant received a reduction to \$300,000.00 on 8/17/10 & requests a further reduction to \$150,000.00. Property located at 56 Jeffrey Rd., Pawcatuck. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.

RECEIVED FOR RECORD
STONINGTON, CT
11 DEC 30 AM 11:57
CYNTHIA LADWIG
TOWN CLERK

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.