



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

RECEIVED FOR RECORD
STONINGTON, CT.
12 JAN 13 PM 3:10
CYNTHIA LADWIG
TOWN CLERK

AGENDA

Regular Meeting – January 17, 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: #1459, December 20, 2011, approved, not signed;; #1460, January 3, 2012
4. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - 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. **PZ1125SD Jayne Kivlin & Naomi Gobeille**– Request 90-day extension to file final plans and easements for approved 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.
5. 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
6. Correspondence:
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.
8. Public Hearings: 7:30 p.m.
 - 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.

9. Future Public Hearings:

10. New Submittals:

- A. **PZ1134SPA & CAM Latimer Point Condominium Assoc., Inc.** - Site Plan Application & Coastal Area Management Review for proposed decks, deck additions, house additions & shed. Properties located at 16 North Shore Way, 1 Reid Rd., 14 Crooked Rd., 35 East Shore Rd., 43 East Shore Rd., & 55 East Shore Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/10, 154/4/7, 154/4/16, 154/6/4, 154/6/6, & 154/6/10. Zone RM-20.
- B. **PZ1201SUP & CAM Town of Stonington WPCA** – Special Use Permit & Coastal Area Management Review applications for the upgrade & restoration of existing Water Pollution Control Facility. Project includes construction a ±3,000 s.f. mechanical equipment building and associated improvements to site and equipment located on and within existing structures. Property located at 22 Edgemont St., Mystic. Assessor's Map 174 Block 20 Lot 1. Zones RC-120 & M-1.
- C. **PZ1202 SPA & GPP Malico, LLC** – Site Plan & Groundwater Protection Permit applications to construct a 1,680 s.f. commercial building and associated site improvements for driveway, parking, gravel storage, septic, utilities, and stormwater management. Property located at Taugwonk Rd., Stonington. Assessor's Map 67 Block 2 Lot 2. Zones GC-60 & 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.