



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

**AGENDA**

**Special Meeting – February 7, 2012**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

\*\*\*\*\* Please Note Meeting Start Time of 6:15 P.M. \*\*\*\*\*

RECEIVED FOR RECORD  
STONINGTON, CT.  
12 FEB -6 PM 12:21  
CYNTHIA LAOWIG  
TOWN CLERK

1. Call to order 6:15 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 11/1/11)
  - Curtis Lynch (seated 11/1/11)
3. Consideration of Stipulated Judgment Settlement Agreement for approved application **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.
4. Minutes: #1460, January 3, 2012, approved, not signed; #1461, January 17, 2012
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
    1. **ZBA #11-22 Henry W.S. & Amie S. Han** – Seeking a variance from ZR 2.8 Undersized Lots - adjacent & ZR 2.9 Undersized Lots - other to reinstate dissolved property line and allow construction of a single family residence. Property located at Ingersoll St., Pawcatuck Avenue, and Hawley St., Pawcatuck, CT 06379. Assessor's Map 26 Block 3 Lots 1, 7, 8, & 9. Zone RR-80.
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **Noank Shipyard / Seaport Marine Marina** – Request for Zoning Determination of Height Regulations applicability to proposed project site. Property located at 2-4 Washington St., Mystic. Assessor's Map 182 Block 1 Lot 16 Zone MC-80
    2. **12-014 ZON Pechje, LLC** – Request approval for change to approved signage program for existing and new tenant (Ayurvedic Herbalist) signage. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1 Block 4 Lot 6 Zone DB-5
6. 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
7. Correspondence:
8. 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.
  - B. **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.
  - 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.
9. 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. *Continued from 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. *Continued from 1/17/12.*
10. Future Public Hearings:
- A. **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. Public Hearing Scheduled for 3/6/12.

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.