



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – February 21, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 2/7/12)
 - Curtis Lynch (seated 2/7/12)
3. Minutes: #1461, January 17, 2012, approved, not signed; #1462, February 7, 2012
4. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **Sea Research Foundation / Mystic Aquarium** – Request clarification of approval process for permitting a temporary “drive-in theater” in southeast corner of site parking lot. Property located at 55 Coogan Blvd., Mystic. Assessor’s Map 164 Block 3 Lot 2 Zone TC-80.
 2. **ZON12-019 John Garbarino (Big Y Foods)** – Request approval for store parking lot lighting improvements. Property located at 79 Stonington Rd., Mystic. Assessor’s Map 153 Block 1 Lot 1 Zone. TC-80.
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. **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 Closed 2/7/12.*
 - 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 Closed 2/7/12*
 - C. **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.

- D. **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.
- E. **PZ1202SPA & 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.

8. Public Hearings: 7:30 p.m.

9. 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.

10. New Submittal(s):

- A. **PZ1203SUP & GPP TFB3 LLC** – Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, storage shed/garage, parking, and associated improvements. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & 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.

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STONINGTON, CT.

12 FEB 17 PM 3:21

CYNTHIA LADWIG
TOWN CLERK