



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA
Special Meeting – March 6, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 2/7/12)
 - Gardner Young (seated 2/21/12)
3. Minutes: #1462, February 7, 2012, approved, not signed; #1463, February 21, 2012
4. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA 12-01 Joseph F. Grispino** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce lot size from 20,000 s.f. to 19,500 s.f. for construction of a single family residence. Property located on River Rd., Pawcatuck. Assessor's Map 7 Block 1 Lot 5. Zone RA-20.
 - D. Zoning Enforcement & Violations
 1. **ZON12-016 Little Pond Farm, LLC** – Zoning Permit application to permit a single family residence on a parcel created as part of a split "for agricultural purposes." Property located at 305 Pequot Trail, Mystic. Assessor's Map 38 Block 1 Lot 3A Zone GBR-130.
 - E. Administrative Review:
 1. Consideration of Open Space trails for approved applications PZ1131SD & CAM and PZ1131SUP & CAM.
5. Correspondence:
6. Old Business:
 - 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.
7. Public Hearings: 7:30 p.m.
 - 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. 3/6/12.
8. Commission Initiatives:

- A. Discussion of 2014 Plan of Conservation and Development – Set meeting date to conduct Committee member interviews.
 - B. Town Attorney Tom Londregan opinion regarding the approved Regulation Amendment for municipal athletic field sponsorship panels. Review the options available to ensure it is in compliance with constitutional requirements.
 - C. Discussion of potential Regulation Amendment to permit temporary drive-in movie theaters.
 - D. Discussion of modifications to Section 6.6.7 - Excavations and Filling
 - E. Re-appointment of Zoning Enforcement Officer
9. Future Public Hearings:
- 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. Public Hearing Scheduled for 3/20/12

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.