



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – March 20, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

***** Please Note Meeting Start Time of 6:00 P.M. *****

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CYNTHIA LADWIG
TOWN CLERK

1. Call to order 6:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 2/7/12)
 - Gardner Young (seated 2/21/12)
3. Minutes: #1463, February 21, 2012, approved, not signed; #1464, March 6, 2012
4. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development – Discussion of and consensus on interview questions and make-up of POCD Committee.
 - B. Discussion of modifications to Section 6.6.7 - Excavations and Filling
 - C. Re-appointment of Zoning Enforcement Officer
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ0360SD & GPP Toll Brothers, fka Meehan Group, LLC.** – Request for a reduction in the number of street lights in this previously approved application. 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. **ZON12-043 Holm, LLC (S&P Oyster Co.)** – Zoning Permit application for placement of a 76" x 70" electrical transformer on site. Property located at 1 Holmes Street, Mystic. Map 174 Block 1 Lot 4, Zone DB-5.
6. Correspondence:
7. 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.
8. Public Hearing(s): 7:30 p.m.
 - 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.

9. Future Public Hearings:

10. New Submittals:

- A. **PZ1204BR Allied Development Partners** - Application for reduction/release of Performance & Maintenance and Erosion & Sedimentation Bonds posted to satisfy requirements of proposed construction activity related to **PZ1021SD & GPP**. Original P&M bond instrument is a Letter of Credit for \$85,000.00 and E&S Bond is a Cash Bond (Bank Check) for \$5,000.00. Bonding is for a 3-lot subdivision of a 6.67± acre parcel located at 1225 Pequot Trail, Mystic. Assessor's Map 135 Block 2 Lot 1A. Zones RA-40 & GBR-130.
- B. **PZ1205SUP & CAM Summit Street Development, LLC** - Special Use Permit & Coastal Area Management Review applications for construction of a 1-story, 4,944 square foot dental office building, parking, associated landscaping, utilities, & stormwater management. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.
- C. **PZ1206SPA Town of Stonington BOE** – Site Plan Application to permit municipal athletic field sponsorship panels on new softball scoreboard at the high school. Property located at 176 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 19. Zone RR-80.
- D. **PZ1207SD & GPP Copps Brook Property, LLC** - Re-subdivision application for a 2-lot subdivision of a 25.56± acre parcel. Property located at 445 New London Turnpike, Stonington. Assessor's Map 117 Block 1 Lot 1C. Zone RR-80.
- E. **PZ1208SUP KAC Realty, LLC** - Special Use Permit application for a full-service restaurant with liquor permit in existing structure located at 2-4 Holmes St., Mystic, and to permit dedicated off-site parking at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lots 3 & 4. Zone DB-5.
- F. **PZ1209RA Town of Stonington PZC** - Regulation amendment to allow "temporary drive-in events" by Special Use Permit, in suitable locations within the TC-80 Zone. Additions to ZR Section 4.5.3 Tourist Commercial (TC-80) Uses Allowed by Special Permits: Section 4.5.3.24 & 4.5.3.34; and Section 5.2.2 Commercial & Industrial Zones (Use Chart).

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.