



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – September 18, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development
 - B. Discussion of modifications to Section 6.6.7 - Excavations and Filling
 - C. Discussion of Technical Standards Document Adoption
 - D. Discussion of Zoning Board of Appeals A-2 survey waiver procedure
 - E. Discussion of Dwelling Unit Policy
 - F. Discussion of Certificates of Zoning Compliance for Commission approvals
 - G. Discussion of agricultural uses in the LI-130 zone
3. Appoint Alternates:
 - Gardner Young (seated 8/7/12)
 - Curtis Lynch (seated 8/21/12)
4. Minutes: #1472, July 17, 2012, approved, not signed; #1473, August 7, 2012; #1474, August 21, 2012
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. CGS 8-24 Review for the proposed athletic fields and road work proposal
 2. **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** – Request 90-day extension for filing of final plans and Conservation Deed for approved 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.
 3. Commission interpretation regarding locating proposed statue within building setbacks. Property located at 27-29 Cottrell St., Mystic. Assessor's Map 182, Block 2, Lot 1. Zones MC-80 and RH-10.
 4. **ZON12-221 Steven Vacca (James Lathrop)** - Zoning Permit application for a change of use for Phoenix Oil Heating, Refrigeration & Air Conditioning (retail to office), interior and minor exterior improvements, and associated signage. Property located at 2-4 Mechanic St., Pawcatuck. Assessor's Map 3, Block 27, Lot 7. Zone DB-5.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1219SUP Lorraine Misioerek** - Special Use Permit application to convert residence from 2-family to 3-family.

RECEIVED FOR RECORD
STONINGTON, CT.
12 SEP 17 AM 11:18
CYNTHIA LADWIG
TOWN CLERK

Property located at 23 Washington St., Pawcatuck. Assessor's Map 3 Block 23 Lot 7. Zone RH-10.

9. Future Public Hearing(s):
 - A. **PZ1220SUP & CAM Summit Street Development, LLC** - Special Use Permit & Coastal Area Management Review applications for construction of a 2-story, 9,290 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. **Public Hearing 10/16/12**
 - B. **PZ1221RA Mystic Spine and Sport, LLC** - Regulation amendment to allow Health Clubs in suitable locations within the M-1 Zone. Additions to ZR Section 4.7.1 Manufacturing (M-1) Permitted Uses, and Section 5.2.2 Commercial & Industrial Zones (Use Chart). **Public Hearing 10/2/12**
10. New Submittal(s):
 - A. **PZ1222SPA Samuel R. Piotrkowski (J. Arruda)** - Site Plan application to construct an 884 SF 2nd story addition, create additional parking, and provide signage for a change of use from residential to office. Property located at 41 Williams Ave., Mystic, CT. Assessor's Map 161 Block 14 Lot 4. Zone LS-5.

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.