



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – October 16, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
OCT 15 PM 2:30
CYNTHIA LADWIG
TOWN CLERK

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 Zoning Enforcement Policies
 - F. Discussion of agricultural uses in the LI-130 zone and expansion of legally non-conforming residential uses in commercial zones
3. Appoint Alternates:
 - Gardner Young (seated 8/7/12)
 - Curtis Lynch (seated 8/21/12)
4. Minutes: #1475, September 18, 2012, approved, not signed; #1476, October 2, 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 – Acceptance of Lindsey Lane as an approved Town roadway
6. Correspondence:
7. Old Business:
 - 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.
8. Public Hearing(s): 7:30 p.m.
 - 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.
9. Future Public Hearing(s):
10. New Submittals:
 - A. **PZ1223BR Pequot Development Associates** - Application for release/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, a reduction to \$150,000.00 on 2/21/12, and requests a full release to \$0. Property located at 56 Jeffrey Rd., Pawcatuck. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.

- B. **PZ1224BR W. Ronald O'Keefe** - Application for release/reduction of Road Maintenance Bond posted to satisfy construction activity related to PZ9709SD Ronald O'Keefe (Stonington Green). Original bond for \$80,000.00 reduced to \$5,000.00 on 3/18/2008. Property located on River Crest Dr., Pawcatuck. Assessor's Map 12, Block 14, Lot 46. Zone RA-20.
- C. **PZ1225SUP Mystic Spine & Sport, LLC (Alfred Furtado)** – Special Use Permit application for 5,500± square foot health club in existing building. Property located at 100 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 16. Zone M-1.

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.