



Planning and Zoning Commission  
152 Elm Street  
Stonington, Connecticut 06378

AGENDA

Special Meeting – November 7, 2012  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD  
STONINGTON, CT  
12 NOV - 5 PM 3:55  
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
  - G. Discussion of modifications to Zoning Regulations to accommodate CT Coastal Jurisdiction Line
3. Appoint Alternates:
  - Curtis Lynch (seated 8/21/12)
  - Gardner Young (seated 10/16/12)
4. Minutes: #1476, October 2, 2012, approved, not signed; #1477, October 16, 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. Applicant is also requesting removal of Stipulation #3 from the 1/6/04 approval of PZ0341 New England Design Builders.
    2. CGS 8-24 Review – Acceptance of Jacobs Way as an approved Town roadway
    3. **PZ1207SD & GPP Copps Brook Property, LLC** - Re-subdivision and Groundwater Protection Permit applications 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. **Request a second 90-day extension for filing of final subdivision plans.**
6. Correspondence:
7. Old Business:
  - A. **PZ1222SPA Samuel R. Piotrkowski (J. Arruda)** - Site Plan application to construct an 884 SF 2<sup>nd</sup> 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.
  - B. **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.

- C. **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.

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. *Continued from 10/16/12*

9. Future Public Hearing(s):

- A. **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. **Public Hearing - 11/20/12**

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.