



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA

Regular Meeting – November 20, 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 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:
 - Curtis Lynch (seated 11/7/12)
 - Gardner Young (seated 11/7/12)
4. Minutes: #1477, October 16, 2012, approved, not signed; #1478, November 7, 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. **12-250ZON Georgia Dervos** - Zoning Permit application for change of user & construction of a 40' x 5' overhang (parking lot side of building) & a 24' x 5' eave (front of building), for Whistle Stop Pizza Restaurant. Property located at 15 Palmer St., Pawcatuck. Assessor's Map 4, Block 6, Lot 2. Zone DB-5.
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.
 - 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. **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.
- B. **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 11/7/12*
9. New Submittal(s):
- A. **PZ1226BR New England Design Builders** - Application for release/reduction of Erosion & Sedimentation Control bond posted to satisfy requirements of proposed construction activity (wetlands crossing), related to application PZ0322SD, a 10-lot subdivision of property located at Flanders & Deans Mill Rd. Assessor's Map 107 Block 1 Lot 8; Map 106 Block 1 Lots 2 & 34. Zone RR-80. Original bond instrument is a Bank check in the amount of \$11,565.00.
- B. **PZ1227BR New England Design Builders** - Application for release/reduction of Erosion & Sedimentation control bond posted to satisfy requirements of proposed construction activity related to application PZ0341SD, a 6-lot subdivision of property located on Greenhaven Rd., Pawcatuck, CT (Lindsey Lane). Assessor's Map 35 Block 2 Lot 3. Zone RA-40/RR-80. Original bond instrument is a Bank check in the amount of \$8,000.00.
- C. **PZ1228RA Town of Stonington PZC** – Regulation Amendment to provide conformance with CT Public Act 12-101, effective 10/1/12. The Act modifies the State's jurisdiction over coastal resources, re-establishing a new Coastal Jurisdiction Line (elevation 2' (NAVD 88)). The amendment matches Town ZRs to the State law, limiting potential confusion when determining countable land for calculating bulk requirements.
- D. **PZ1229CAM Eleanor & Colin McKay** - Coastal Area Management Review for demolition of existing single family residence, foundation, and portions of septic system, and construction of new SFR and septic system. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.
- E. **PZ1230SD & GPP Rowley, LLC** – Subdivision and Groundwater Protection Permit applications for an 11-lot Open Space Development Subdivision with a 742± cul-de-sac. Property located at 615 North Stonington Rd., Stonington. Assessor's Map 115 Block 1 Lot 1. Zone GBR-130.

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.