



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

RECEIVED FOR RECORD
STONINGTON, CT.
12 DEC - 3 PM 12:54
CYNTHIA LADWIG
TOWN CLERK

AGENDA
Special Meeting – December 4, 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 11/20/12)
 - Gardner Young (seated 11/20/12)
4. Minutes: #1478, November 7, 2012, approved, not signed; #1479, November 20, 2012
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. Francis W. & Diane M. Chamberland – Request for residential boat access through Non-Infringement Area. Property located at 32 Riverbend Dr., Mystic. Assessor's Map 165, Block 1, Lot 2. Zone GBR-130.
 2. Discussion of Open Space for **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** & associated settlement agreement. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.
6. Correspondence:
7. Old Business:
 - A. **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.
 - B. **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.

- C. **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). Assessors 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.
- 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.

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 11/20/12*

9. Future Public Hearing(s):

- A. **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. Public Hearing scheduled for 1/15/13.
- B. **PZ1230SD & GPP Rowley, LLC (Allied Dev. Ptrnrs., 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. Public Hearing scheduled for 1/15/13.

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.