



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

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

RECEIVED FOR RECORD  
STONINGTON, CT  
12 DEC 17 PM 1:00  
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:
  - Curtis Lynch (seated 11/20/12)
  - Gardner Young (seated 12/4/12)
4. Minutes: #1479, November 20, 2012, approved, not signed; #1480, December 4, 2012
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **12-263ZON Pechje, LLC (Matt Eckenroth)** - Zoning Permit application for change of user (personal services) & associated signage for Ink & Paint Art & Tattoo Studio. Property located at 37-39 west Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 6. Zone DB-5.
6. Correspondence:
7. Old Business:
  - A. **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.
  - B. **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.
  - C. **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 closed 12/4/12, deliberations scheduled for Special 1/8/13 PZC meeting.*

8. Public Hearing(s): 7:30 p.m.

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.

10. New Submittal(s):

A. **PZ1231SD & GPP Robert & Margaret Gilbert** - Subdivision and Groundwater Protection Permit applications for a 2-lot subdivision. Property located at 704 Al Harvey Rd., Stonington. Assessor's Map 114 Block 1 Lot 2. Zone RR-80.

B. **PZ1232BR LCS Westminster, LLP (StoneRidge)** – Request for release of \$14,000.00 cash bond posted for activities associated with PZ0031SUP development of property located at 186 Jerry Brown Rd., Assessor's Map 150 Block 1 Lots 15, 16 & 25, Zone RA-40. Original bonding of \$350,000.00 was reduced to \$175,000.00 on 1/10/05, further reduced to \$14,000.00 on 6/13/05.

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.