



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – January 15, 2013
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:
 - Eric Beverly
 - Curtis Lynch (seated 12/18/12)
 - Gardner Young (seated 1/8/13)
4. Minutes #1481, December 18, 2012; #1482, January 8, 2013
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **12-270 ZON Mystic Motor Inn, Inc.** - Zoning Permit application for deck addition to facilitate fire escape egress. Property located at 5 Williams Ave., Mystic. Assessor's Map 174, Block 12, Lot 10. Zone LS-5.
6. Correspondence:
7. Old Business:
 - A. **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.
 - B. **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.
 - C. **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

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on 1/10/05, further reduced to \$14,000.00 on 6/13/05.

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

- 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.
- 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. *Applicant requests continuance to 2/5/13 meeting.*

9. Future Public Hearing(s):

10. New Submittal(s):

- A. **PZ1301CAM Thomas & Lorraine Pandolfe (Amity Construction & Design)** – Coastal Area Management Review for demolition of existing single family residence and construction of new single family residence. Property located at 14 Quarry Path, Stonington. Assessor’s Map 129 Block 6 Lot 4. Zone RM-20 & RC-120.

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.