



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – February 5, 2013
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
13 FEB - 4 PM 12:09
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:
 - Eric Beverly
 - Curtis Lynch (seated 12/18/12)
 - Gardner Young (seated 1/8/13)
4. Minutes #1481, December 18, 2012, approved, not signed; #1482, January 8, 2013; #1483, January 15, 2013
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #13-02 Arthur & Karen Erikson** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the side yard setback from 75' to 35' for expansion of an existing deck. Property located at 230 Palmer Neck Rd., Pawcatuck. Assessor's Map 56 Block 1 Lot 3. Zone RC-120
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **ZON13-015 Sea Dog Realty, LLC (Alene Whipple)** - Zoning Permit application for change of use (Bait & Tackle sales to Retail) & associated signage for Mystic Sea Well Seafood. Property located at 106 Masons Island Rd., Mystic. Assessor's Map 160, Block 6, Lot 2. Zone MC-80
6. Correspondence:
7. Old Business:
 - 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.

- C. **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.

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

- A. **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. *Continued from 1/15/13 meeting.*

9. Future Public Hearing(s):

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.