



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

**AGENDA**

**Regular Meeting – February 19, 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 required revisions to Flood Hazard Overlay District regulations
3. Appoint Alternates:
  - Eric Beverly
  - Curtis Lynch (seated 12/18/12)
  - Gardner Young (seated 1/8/13)
4. Minutes: #1482, January 8, 2013, approved, not signed; #1483, January 15, 2013, approved, not signed; February 5, 2013
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **ZON13-022 Sea Dog Realty, LLC (Allen Fee)** - Zoning Permit application for change of use (Retail to Bait & Tackle sales) & associated signage for Shaffer's Marina. Property located at 111 Masons Island Rd., Mystic. Assessor's Map 160, Block 7, Lot 15 Zone MC-80.
    2. **PZ1201SUP & CAM - TOS Water Pollution Control Authority** – Request for minor revisions to approved Special Use Permit & Coastal Area Management Review applications for the upgrade & restoration of existing Water Pollution Control Facility. Property located at 22 Edgemont St., Mystic. Assessor's Map 174 Block 20 Lot 1. Zones RC-120 & M-1.
6. Correspondence:
7. Old Business:
  - A. **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.
  - B. **PZ1301CAM Thomas & Lorraine Pandolfe (Amity Construction & Design)** – Coastal Area Management

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STONINGTON, CT.  
13 FEB 15 PM 2:22  
CYNTHIA LADWIG  
TOWN CLERK

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 2/5/13 meeting.*

9. Future Public Hearing(s):

10. New Submittals:

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.