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Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – September 15, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Executive Session – 6:00 p.m.
   PZ0564SUP & GPP Girouard Associates (Piccolo) - Special Use Permit & Ground Water Protection Permit approvals to develop a 7.7 acre site as 61 units of 2 bedroom attached housing in 11 buildings of 4, 5, & 6 units, including excavation & filling associated with this project. Property located at 350 Liberty Street, Pawcatuck. Assessor's Map 17, Block 1, Lots 13, 9C & 29. Zone CS-5.

2. Call to order 7:00 p.m.

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09 SEP 14 PM 12:41
CYNTHIA LADWIG
TOWN CLERK

3. Appoint Alternates:
   - Rob Marseglia (seated 9/1/09)
   - Bob Mercer (seated 9/1/09)
4. Minutes
5. Correspondence:
6. Reports:
   A. Staff
   B. Commission
      1. Consideration of Motion:

That the Town of Stonington Planning & Zoning Commission settle the pending lawsuit having Docket Number **KNL-CV-06-4005731-S,** and captioned as GIROUARD ASSOCIATES, INC., and NORTH STONINGTON GROUP, LLC V. STONINGTON PLANNING & ZONING COMMISSION, now pending in the Superior Court for the Judicial District of New London at New London, in accordance with the proposed settlement agreement, and the conditions stated therein, presented to the Commission at its September 15, 2009, meeting.

The Commission approves this settlement because the Project Development Plan to be approved under said settlement:

1. is a specially permitted use within the zone that the subject property is located; and
2. is consistent with the 2004 Plan of Conservation and Development, in which the Future Land Use Plan recommends commercial development along Liberty Street (Route 2) in the area around the subject property; and
3. will result in the construction of an access road to reach the existing detention basin in the northwest corner of the subject property; and
4. grants the Town of Stonington an easement to use said access road in order to maintain said detention basin.

   C. ZEO - Pending Variances; A-2 survey waiver requests:
   D. Zoning Enforcement & Violations
   E. Administrative Review:
      1. **ZON 09-123 Henry Han & Amy Shzuhz** – Application for construction of a 10' x 12' shed. Property located at 20 Mechanic St., Pawcatuck. Assessors Map 4, Block 7, Lot 1. Zone DB-5.
      2. **ZON09-144 Betty Latham** - Application for construction of a 7' x 7.5' shed. Property located at 74 South Broad St., Pawcatuck. Assessors Map 14, Block 2, Lot 10. Zone LS-5.
      3. **ZON09-166 Murphy Management, LLC -** Application for construction of an outside staircase to provide an additional method of egress from existing apartment building. Property located at 375-379 Liberty St., Pawcatuck. Assessors Map 17, Block 2, Lot 1. Zone HI-60.
      4. **PZ0720SUP & GPP Mukesh & Meena Patel** – Request Site Plan Modifications to approved Special

Use Permit & Groundwater Protection Permit applications for a 3-story, 75 room hotel on a 4.05 acre parcel. Modifications include relocation of sidewalk, construction of drainage swale, relocation of detached sign and construction of additional wall sign. Property located at 349 Liberty St.., Pawcatuck, CT. Assessor's Map 17 Block 3 Lot 1. Zone HI-60.

7. Old Business:
   A. **PZ0929BR Meehan Group, LLC** - Request Bond Release/Reduction of $20,000.00 to $.00 for **PZ0360SD SUP & GPP Meehan Group, LLC** - Application for a forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 1 Lot 1 & Map 148 Block 3 Lots 1 & 9. Zones RA-40 & RR-80.

8. Public Hearings:

   A. **PZ0922RA Donald & Sally Vail** - Zoning Regulation (ZR) Amendment to add Professional Office to Section 1.2.2 Specific Definitions, Section 3.3.3 Uses Allowed by Special Permit; Section 5.1.2 Residential Zones: Permitted, Accessory & Special Uses; Section 5.2.2 Commercial/Industrial Zones: Permitted, Accessory & Special Uses; and change Section 7.10.5.2.3 Office buildings – General and Professional. *Continued from 8/4/09*

   B. **PZ0927RA Town of Stonington (ADR)** - Zoning Regulation (ZR) Amendments to implement Architectural Design Review: Section 2.13 Performance Standards; Sec. 2.15 Architectural Design Review; Sec. 2.16 Design Review Requirements; Sec. 4.9 Highway Interchange Zone; Sec. 6.1 Special Use Permits; Sec. 6.5 Commission Powers Relative to Action on a Special Permit Use; Sec. 7.10 Off-Street Parking Requirements; Sec. 7.13 Site Plan & Structure Design Review Requirements; & Sec. 8.3 Site Plan Submissions Review & Approval.

   C. **PZ0928SD Richard C. Panciera Charitable Remainder Trust II** – Application for a 5-lot subdivision of a 58.36± acre parcel. Proposed project consists of 4 lots for single family residences, and a 5th lot reserved for future development. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zones RA-20, RM-20 & RR-80.

9. Future Public Hearings:

   A. **PZ0903RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties. *Continued to 10/6/09 from 8/18/09.*

10. New Submittals:

   A. **PZ0930BR Readco Stonington, LLC** - Request Bond Reduction from $20,000.00 to $5,000.00 for PZ0656 SUP & GPP Readco Stonington, LLC for the expansion of existing movie theater & commercial development to include a supermarket & 3 restaurant or bank buildings. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection, Pawcatuck. Assessor's Map 18 Block 1 Lots 33 & 33A & property acquired from the State of CT DOT. Zone HI-60.

   B. **PZ0931SUP & GPP Readco Stonington, LLC** - Special Use Permit & Groundwater Protection Permit applications to permit a medical clinic providing out-patient services in existing 9,000 sq. ft. retail space. Property located at 91 Voluntown Rd., Pawcatuck. Assessor's Map 18 Block 1 Lot 33. Zone HI-60.

Outstanding Minutes: #1402, August 18, 2009 approved, not signed; #1403, September 1, 2009.

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.