



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

**AGENDA**

**Special Meeting – June 7, 2011**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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11 JUN - 6 PM 12:51  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 5/24/11)
  - Curtis Lynch (seated 5/24/11)
  - Frances Hoffman (seated 4/19/11)
3. Minutes: #1442, May 3, 2011, approved as amended, not signed; #1443, May 17, 2011; #1444, May 24, 2011
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
    1. **ZBA #11-10 Catherine Moffett** – Seeking a variance from ZR 5.1.1 front yard setback from 30' to 4' for an existing shed. Property located at 5 Allyns Alley, Mystic. Assessor's Map 177 Block 7 Lot 9. Zone RA-20.
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **PZ1101SUP Pacako, LLC (Pita Spot)** – Approved Special Use Permit application to reduce parking requirements and allow shared parking to permit outdoor seating for existing restaurant. Property located at 45 Williams Ave., Mystic, CT. Assessor's Map 161, Block 14, Lot 5. Zone LS-5. Commission interpretation of conformance with Special Use Permit Approval regarding location of outdoor seating.
    2. **PZ0635SPA & CAM Robert Wood** – Renewal of approved Site Plan application & Coastal Area Management Review to construct a 4,500 sq. ft. addition to an existing 3150 sq. ft. building, construct an 8-space parking lot & related site improvements. Property located at 338 Elm Street, Stonington, CT. Assessor's Map 75 Block 4 Lot 3. Zone GC-60.
6. Old Business:
  - A. **PZ1117SPA JBRV, LLC (Valenti Auto Mall)** - Site plan application for change to signage: remove, relocate and reface (10' x 15') existing pylon sign, and remove existing wall signage (81.75 SF) and replace with new (80 SF). Property located at 72 Jerry Browne Rd., Mystic, CT. Assessor's Map 164 Block 2 Lot 3. Zone GC-60.
7. Public Hearings: 7:30 p.m.
  - A. **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** – Eight-lot Resubdivision and Special Use Permit applications for the development of 68 attached-housing units and 7 single-family residences. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.

B. **PZ1114RA Mystic Seaport Museum & Sea Research Foundation** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners.

8. Future Public Hearings:

A. **PZ1107SUP Sea Research Foundation** - Special Use Permit application for a 535 sq. ft., 50-seat indoor theatre temporary exhibit structure. Property located at 55 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 2. Zone HI-60. Public Hearing 7/19/11

B. **PZ1111RA Masons Island Landing, LLC (John Casey)** - Zoning Regulations Text Amendment to Section 1.2.2 Definitions, Specific: additions and/or changes include: Building, Principal; Floor; Floor Area Gross (GFA); Headroom, Structural; and Roofed Over Space. Public Hearing 6/21/11

C. **PZ1115RA TOS Conservation Commission** - Zoning Regulations Text Amendment to Section 3.1.4 Residential GBR-130, RC-120 Zones Buffer Requirements & Section 5.1.1 Residential Zone Bulk Requirements. Changes to 100-foot non-infringement area & side yard setback (GBR-130 only). Public Hearing 7/19/11 (*Rescheduled from 6/21/11*)

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.