



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA

Regular Meeting – April 17, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 3/20/12)
 - Gardner Young (seated 3/20/12)
3. Minutes: #1465, March 20, 2012, approved not signed; #1466, April 3, 2012
4. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #12-03 Old Mystic Fire District** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the rear yard setback from 40' to 10' for the installation of a 12' x 20' fire department storage shed. Property located at 21 No. Stonington Rd., Old Mystic. Assessor's Map 166 Block 1 Lot 2. Zone RA-20.
 - D. Zoning Enforcement & Violations
 1. Discussion of Zoning Permit **ZON 11-271 Michael Johnson & Theresa Donatelli** – Application to enclose portion of existing front porch. 67 Moss Street, Pawcatuck, Map 4, Block 24, Lot 3, Zone RH-10.
 - E. Administrative Review:
 1. **ZON12-045 Alliance Energy, LLC** - Zoning Permit application for installation of a blue/white fascia on existing fuel filling island canopy. Property located at 87 West Broad St., Pawcatuck. Map 3 Block 21 Lot 3, Zone LS-5.
 2. **ZON 12-060 JBRV, LLC** – Zoning Permit application to remodel Valenti Automall Chevrolet showroom and replace signage. Property located at 72 Jerry Browne Road, Mystic. Map 164, Block 2, Lot 3, Zone GC-60.
 3. **Mystic Seaport** – Discussion of upcoming Maritime Heritage District Master Plan submission.
5. Correspondence:
6. Old Business:
 - A. **PZ1134SPA & CAM Latimer Point Condominium Assoc., Inc.** - Site Plan Application & Coastal Area Management Review for proposed decks, deck additions, house additions & shed. Properties located at 16 North Shore Way, 1 Reid Rd., 14 Crooked Rd., 35 East Shore Rd., 43 East Shore Rd., & 55 East Shore Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/10, 154/4/7, 154/4/16, 154/6/4, 154/6/6, & 154/6/10. Zone RM-20.
 - B. **PZ1204BR Allied Development Partners** - Application for reduction/release of Performance & Maintenance and Erosion & Sedimentation Bonds posted to satisfy requirements of proposed construction activity related to **PZ1021SD & GPP**. Original P&M bond instrument is a Letter of Credit for \$85,000.00 and E&S Bond is a Cash Bond (Bank Check) for \$5,000.00. Bonding is for a 3-lot subdivision of a 6.67± acre parcel located at 1225 Pequot Trail, Mystic. Assessor's Map 135 Block 2 Lot 1A. Zones RA-40 & GBR-130.
 - C. **PZ1206SPA Town of Stonington BOE** – Site Plan Application to permit municipal athletic field sponsorship panels on new softball scoreboard at the high school. Property located at 176 South Broad St., Pawcatuck.

Assessor's Map 25, Block 1, Lot 19. Zone RR-80.

7. 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

8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1209RA Town of Stonington PZC** - Regulation amendment to allow "temporary drive-in events" by Special Use Permit, in suitable locations within the TC-80 Zone. Additions to ZR Section 4.5.3 Tourist Commercial (TC-80) Uses Allowed by Special Permits: Section 4.5.3.24 & 4.5.3.34; and Section 5.2.2 Commercial & Industrial Zones (Use Chart).

9. Future Public Hearings:
 - A. **PZ1203SUP & GPP TFB3 LLC** – Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, storage shed/garage, parking, and associated improvements. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80. **Public Hearing 6/5/12.**

 - B. **PZ1207SD & GPP Copps Brook Property, LLC** - Re-subdivision and Groundwater Protection Permit applications for a 2-lot subdivision of a 25.56± acre parcel. Property located at 445 New London Turnpike, Stonington. Assessor's Map 117 Block 1 Lot 1C. Zone RR-80. **Public Hearing 5/1/12**

 - C. **PZ1208SUP KAC Realty, LLC** - Special Use Permit application for a full-service restaurant with liquor permit in existing structure located at 2-4 Holmes St., Mystic, and to permit dedicated off-site parking at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lots 3 & 4. Zone DB-5. **Public Hearing 5/1/12**

 - D. **PZ1205SUP & CAM Summit Street Development, LLC** - Special Use Permit & Coastal Area Management Review applications for construction of a 1-story, 4,944 square foot dental office building, parking, associated landscaping, utilities, & stormwater management. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1. **Public Hearing 5/15/12**

10. New Business:
 - A. **PZ1210SPA Town of Stonington BOE** – Site Plan Application to permit municipal athletic field sponsorship panels on new field hockey and men's and women's soccer field scoreboards. Property located at 176 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 19. Zone RR-80.

 - B. **PZ1211SPA Town of Stonington BOE** – Site Plan Application to permit municipal athletic field sponsorship panels on new scoreboard at Mystic Middle School. Property located at 204 Mistuxet Ave., Mystic. Assessor's Map 151, Block 3, Lot 11. Zone RA-20.

 - C. **PZ1212SUP JBRV, LLC** – Special Use Permit application for construction of a new 17,000 square foot auto dealership building and associated improvements. Property located at 72 Jerry Browne Rd., Mystic. Assessor's Map 164 block 2 Lot 3. Zone GC-60.

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.