



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA

Special Meeting – May 1, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

***** Please Note Meeting Start Time of 6:00 P.M. *****

1. Call to order 6:00 p.m.
2. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development – Interview 2014 POCD Committee candidates
 - 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 the Director of Planning Position
3. Appoint Alternates:
 - Gardner Young (seated 3/20/12)
 - Curtis Lynch (seated 4/17/12)
4. Minutes: #1465, March 20, 2012, approved not signed; #1466, April 3, 2012, approved not signed; #1467, April 17, 2012
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ0254SUP Sea Research Foundation** - Request to extend Temporary Office Trailer Special Use Permit for an additional 5-year period. Original SUP approval 11/7/02, renewed for 5-year period on 4/3/07 per PZC CAI approval.
6. Correspondence:
7. 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. **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.
 - C. **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.

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). *Continued from 4/17/12*
 - 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.
 - 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.
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. **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**
 - C. **PZ1212SUP JBRV, LLC (Valenti VW)** – Special Use Permit application for construction of a new 17,000 square foot two-story 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. **Public Hearing 6/19/12**

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.