



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – May 15, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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

RECEIVED FOR RECORD
STONINGTON, CT
12 MAY 14 AM 11:50
CYNTHIA LADWIG
TOWN CLERK

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 – First Selectman Ed Haberek
3. Appoint Alternates:
 - Gardner Young (seated 5/1/12)
 - Curtis Lynch (seated 5/1/12)
4. Minutes: #1467, April 17, 2012, approved not signed; #1468, May 1, 2012
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #12-05 Carole Clark** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 19' for construction of additions to a single family residence. Property located at 2 Lamberts Lane, Stonington. Assessor's Map 100 Block 1 Lot 8. Zone RM-15.
 2. **ZBA 12-06 Julie A. Olson** - Seeking a variance from ZR 3.1.4.2 buffer requirements in an RC-120 zone to waive the 100' non-infringement area requirement to allow for the creation of a stone wall to prevent or diminish erosion of the land caused by boat wakes. Property located at 159-161 River Rd., Pawcatuck. Assessor's Map 6 Block 4 Lot 20. Zone RC-120.
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** – Request 90-day extension to file approved plans in the land evidence record for the 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.
6. Correspondence:
 - A. Kate Brown, Project Manager for The Trust for Public Land presentation regarding the proposed acquisition of the 34-acre Coogan Farm property on Greenmanville Avenue in Mystic for use as a public preserve.
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. **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.
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. **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**
10. New Submittal(s):
- A. **PZ1213SUP Sea Research Foundation, Inc.** – Special Use Permit application for construction of a two-story, 7060 SF office/laboratory building with associated site improvements including relocation of walk-in freezer, relocation & expansion of propane tanks, parking, and landscaping. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2, Zone TC-80.
 - B. **PZ1214SUP & CAM Noank Shipyard, Inc.** - Special Use Permit & Coastal Area Management Review applications for construction of a 2-story, 8,340 square foot mixed-use marina support facility with retail, restroom, shower, laundry, & restaurant facilities; liquor sales, & architectural feature height exception. Property located at 2-4 Washington St., Mystic. Assessor's Map 182 Block 1 Lots 6, 12, & 16. Zones MC-80 & RC-120.
 - C. **PZ1215ZC Mystic Seaport Museum** - Zone Change application for revisions to the Marine Heritage District Master Plan for changes to current MHD and acquired properties/structures. Properties located off Greenmanville Ave., Rossie St., & Bruggeman Pl., Mystic. Zone MHD.
 - D. **PZ1216SUP Pacako, LLC (Pita Spot)** - Special Use Permit application to allow liquor sales for consumption on-premises at existing restaurant. Property located at 45 Williams Ave., Mystic. Assessor's Map 161 Block 4 Lot 5, Zone LS-5.

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.