



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – June 5, 2012
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
12 JUN -4 PM 3:08
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development –2014 POCD Committee candidate selection
 - 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 5/15/12)
 - Curtis Lynch (seated 5/15/12)
4. Minutes: #1468, May 1, 2012; approved not signed; #1469, May 15, 2012
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **ZON12-055 Sea Research Foundation / Aquarium** - Zoning Permit application to permit a temporary "drive-in movie theater" on May 27, 2012, in southeast corner of site parking lot. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2 Zone TC-80. **Request to change previously approved showing date (May 27, 2012) to June 28, 2012, due to unavailability of movie.**
 2. **ZON12-116 RoxRiv Realty (Christopher Seger)** – Zoning Permit application for change of use for frozen yogurt shop (retail to retail restaurant), and associated signage. Property located at 12 Coogan Blvd., Unit 106, Mystic. Assessor's Map 164 Block 4 Lot 1. Zone TC-80.
 3. **PZ1131SD & CAM Clara M. Coogan Trust** – Subdivision and Coastal Area Management Review applications for a 2-lot subdivision. Property located at 162 Greenmanville Ave., Mystic. **Request a 90-day extension to file final subdivision mylar plans.**
 4. **ZON 12-117 Town of Stonington Board of Education** – Zoning Permit application to permit a 16' x 24' storage shed at Pawcatuck Middle School. Property located at 40 Field Street, Pawcatuck. Assessor's Map 14, Block 7, Lot 1. Zone RA-15.
 5. **ZON 12-122 Dr. Carlo Brogna (Sally Johnson)** – Zoning Permit application for a change of use for a hair salon (retail to personal services) and associated signage. Property located at 29 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 7. Zone DB-5.
6. Correspondence:
 1. Discussion of Commission letter of support to CTDEEP for Coogan Farm Open Space Acquisition Grant
7. Old Business:

8. Public Hearing(s): 7:30 p.m.
 - 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.

9. Future Public Hearings:
 - 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. **Continued to 6/19/12**

 - 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**

 - C. **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. **Public Hearing 7/17/12**

 - D. **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. **Public Hearing 7/17/12**

 - E. **PZ1215ZC Mystic Seaport Museum, Inc.** - 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. **Public Hearing 8/7/12**

 - F. **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 14 Lot 5, Zone LS-5. **Public Hearing 7/17/12**

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.