



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

**AGENDA**

**Regular Meeting – June 19, 2012**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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CYNTHIA LADWIG  
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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 6/5/12)
  - Curtis Lynch (seated 6/5/12)
4. Minutes: #1469, May 15, 2012, approved not signed; #1470, June 5, 2012
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **ZON12-131 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. **ZON12-132 Readco Stonington III, LLC** - Zoning Permit application for outdoor patio seating (24 seats) at McDonalds restaurant. Property located at 465 Liberty Street, Pawcatuck. Map 18 Block 1 Lot 36, Zone HI-60.
    3. **ZON12-133 Moogie, LLC** - Zoning Permit application for outdoor patio seating (9 seats) at Wide World of Bagels. Property located at 24 East Main Street, Mystic. Map 182 Block 4 Lot 9, Zone LS-5.
6. Correspondence:
7. Old Business:
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. **Applicant requests continuation of public hearing to 8/7/12.**
  - 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.

9. Future Public Hearings:

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

10. New Submittals:

- A. **PZ1217SUP Sea Research Foundation, Inc.** – Special Use Permit application to permit a temporary “drive-in movie theater” on August 16, August 23, and August 30, 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.

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.