



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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

1. Call to order 7:00 p.m.
2. 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
 - 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: #1470, June 5, 2012, approved not signed; #1471, June 19, 2012
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances, A-2 survey waiver requests:
 1. **ZBA #12-08 Michael Hasse & Nadezhda Pencheva-Hasse**
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **12-153ZON 99 Mechanic, Inc.** - Zoning Permit application for installation of a 9-foot roll up door, exterior concrete pad, scissor dock lift, & portable canopy to accommodate deliver, storage & distribution for the Sun Publishing Co. Property located at 99 Mechanic St., Pawcatuck. Map 4 Block 17 Lots 4, 5, 6, 7, & 8. Zone M-1.
 2. **12-160ZON Hendels Investors Co.** - Zoning Permit application for installation of a 29" x 88" propane cylinder storage cage. Property located at 3 Roosevelt Ave., Mystic. Map 174 Block 16 Lot 2. Zone LS-5.
 3. **12-164ZON Savin Gas Properties II, LLC.** - Zoning Permit application for installation of a 29" x 88" propane cylinder storage cage. Property located at 242 Greenmanville Ave., Mystic. Map 171 Block 2 Lot 2. Zone TC-80.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - 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.

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- 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. **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.
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. **Public Hearing continued to 8/7/12.**
 - B. **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**
 - C. **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. **Public Hearing 8/7/12**
10. New Submittal(s):
- A. **PZ1218BR Toll Brothers/Old Mystic Estates** – Application for reduction of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to **PZ0360SD SUP & GPP Meehan Group, LLC**. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Applicant requests reduction to \$1,672,297.00.

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.