



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

RECEIVED FOR RECORD
STONINGTON, CT
12 AUG - 6 PM 12: 26
CYNTHIA LADWIG
TOWN CLERK

AGENDA
Special Meeting – August 7, 2012
Pawcatuck Middle School
40 Field Street, Pawcatuck, CT

***** Note Change of Meeting Venue *****

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: #1471, June 19, 2012, approved not signed; #1472, July 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. Commission determination regarding permitted uses of property located at 182 Taugwonk Rd., Stonington. Assessor's Map 71 Block 1 Lot 1, Zone LI-130.
 2. **PZ1207SD & GPP Copp's 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. Request 90-day extension for filing of final subdivision plans.
 3. **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. Modification to approved request for loading dock.
6. Correspondence:
7. Old Business:
 - 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.

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. *Continued from 6/19/12*
 - B. **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. *Continued from 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.
 - D. **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. **Applicant requests withdrawal.**
9. Future Public Hearings:
- A. **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. *PH continued to 8/21/12*

Pawcatuck 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.

RECEIVED FOR RECORD
 STONINGTON, CT
 12 AUG - 6 PM 12:26
 CYNTHIA LADWIG
 TOWN CLERK