



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

**AGENDA**

**Regular Meeting – August 21, 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 8/7/12)
4. Minutes: #1472, July 17, 2012; #1473, August 7, 2012
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances, A-2 survey waiver requests:
    1. **ZBA #12-09 Tracy O'Lari** – Seeking a variance from ZR 3.1.4.2 buffer requirements to reduce the non-infringement area in a RC-120 zone from 100' to 20' for construction of additions to a single family residence. Property located at 16 North Shore Way, Stonington. Map 154 Block 2 Lot 10 Zone RM-20 & RC-120.
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
  - 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 from 7/17/12.*
  - 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. *PH continued from 8/7/12.*

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9. Future Public Hearings:

10. New Submittal(s):

- A. **PZ1219SUP Lorraine Misiolek** - Special Use Permit application to convert residence from 2-family to 3-family. Property located at 23 Washington St., Pawcatuck. Assessor's Map 3 Block 23 Lot 7. Zone RH-10.
- B. **PZ1220SUP & CAM Summit Street Development, LLC** - Special Use Permit & Coastal Area Management Review applications for construction of a 2-story, 9,290 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.
- C. **PZ1221RA Mystic Spine and Sport, LLC** - Regulation amendment to allow Health Clubs in suitable locations within the M-1 Zone. Additions to ZR Section 4.7.1 Manufacturing (M-1) Permitted Uses, and Section 5.2.2 Commercial & Industrial Zones (Use Chart).

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.