



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting
January 5, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
16 JAN -4 PM 2:33
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Lynn Conway
 - Shaun Mastroianni (seated 11/17/15)
 - Harry Boardsen (seated 12/1/15)
3. #1554, November 4, 2015, approved, not signed; #1555, November 17, 2015, approved, not signed; #1556, December 1, 2015
4. Commission Initiatives:
 - A. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - B. Discussion of 2015 Plan of Conservation and Development Implementation Schedule
 - C. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
 - D. Economic Development Commission request to the PZC that they act as applicant for a Zoning Regulation Text Amendment to allow Micro Breweries and Brewpubs.
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of the Town's Standard Zoning Enforcement Procedures document
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1132SUP & CAM Clara M. Coogan Trust** – Special Use Permit & Coastal Area Management Review applications for phased development of a 245-unit Congregate Living Facility (Masonicare) on 18.02 acres to be created through subdivision of a ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40. **Request approval for changes to site plan and architectural design.**
 2. **Eversource Energy** – Request to install a gate to utility easement along a designated Scenic Road. Property located at 243 North Stonington Rd., Stonington. Assessor's Map 146 Block 1 Lot 10. Zone RA-20.
6. Correspondence:
7. Old Business:
 - A. **15-246ZON & GPP Center Crossing Realty, LLC** – Zoning Permit and Groundwater Protection Permit applications to permit change of manufacturing user and associated signage. Property located at 77

Stillman Ave., Pawcatuck. Assessor's Map 2 Block 2 Lot 13. Zone RH-10.

8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1524RA Andrew Rodgers (Micro Brewery_Brewpub)** - Regulation Text Amendment application to add Micro Brewery/Brewpub as a use allowed by Special Permit in DB-5, LS-5, and M-1 zoning districts.
 - B. **PZ1525SUP Mall, Inc. (Chris Regan)** – Special Use Permit Application for *Vault Coffee Roasters* coffee shop with 52 indoor seats and 10 seasonal outdoor seats in former retail space. Property located at 27 Coogan Blvd., Building 26A & B., Mystic. Assessor's Map 164 Block 3 Lot 1-8. Zone TC-80.
9. Future Public Hearing(s):
 - A. **PZ1526SUP & CAM Ocean Community YMCA** - Special Use Permit and Coastal Area Management applications for construction of a 12,500± sq. ft. addition to structure and the creation of additional parking to the rear of the building. Properties located at 1 Harry Austin Drive & Harry Austin Drive, Mystic. Assessor's Map 160 Block 6 Lots 11 & 14. Zone RC-120. *Public Hearing scheduled for 1/19/16.*
 - B. **PZ1520RA Town of Stonington PZC (SD Regs)** – Regulation Amendment for the rewrite of the Town's Subdivision Regulations to provide clarification, conformance to State Statutes, and consistency with the Town's Technical Standards. *Public Hearing continued to 2/2/16.*

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.