



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – January 6, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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15 JAN -5 PM 1:44
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Election of Officers
3. Appoint Alternates:
 - Gardner Young (seated 11/18/14)
 - Shaun Savoie (seated 10/21/14)
4. Minutes: #1529, November 18, 2014; #1530, December 2, 2014, approved, not signed; #1531, December 16, 2014
5. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development
 - B. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
6. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of scheduling of Public Hearings
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **14-273ZON KAC Realty (Chang Fan Jin)** - Change of Use: Retail to Personal Services (Cozy Nail & Spa) and associated signage. Property located at 2-4 Holmes St., Mystic. Assessor's Map 174 Block 2 Lot 3. Zone DB-5.
7. Correspondence:
8. Old Business:
 - A. **PZ1417SD Woods Road Development, LLC** - Subdivision application for a 2-lot subdivision of a 10.8 acre parcel. Property located on the southerly side of Pequot Trail., Stonington. Assessor's Map 96 Block 3 Lot 4. Zone GBR-130.
9. Public Hearing(s): 7:30 p.m.
 - A. **PZ1418SUP & CAM Denison Pequotsepos Nature Center, Inc.** - Special Use Permit & Coastal Area Management Review applications for the creation of a nature & heritage center. Site improvements include parking, sidewalks, trails, indoor and outdoor educational areas, and event spaces. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.
 - B. **PZ1419SUP Mystic Junction, LLC (Mystic Performance Workshop Fndtn.)** - Special Use Permit

application for change of use from Retail to Community Center. The proposal will provide young people with an educational curriculum in the Arts, consisting of labs conducted in small groups of less than 10 persons at a time. Activities will be conducted in Units A, B & C of the structure. Property located at 40 Washington St., Mystic. Assessor's Map 174 Block 19 Lot 2. Zone LS-5. *Applicant requests rescheduling of public hearing to 2/3/15.*

10. Future Public Hearing(s):

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.