



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

**AGENDA**  
**Regular Meeting**  
**January 19, 2016**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway
  - Shaun Mastrolanni (seated 11/17/15)
  - Harry Boardsen (seated 12/1/15)
3. #1556, December 1, 2015, approved, not signed; #1557, January 5, 2016, #1558, January 14, 2016 sitewalk
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.**
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. **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. Assessors Map 160 Block 6 Lots 11 & 14. Zone RC-120. **Public Hearing to be opened and immediately continued to 2/16/16.**
9. Future Public Hearing(s):
- A. **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.*
10. New Submittal(s):
- A. **PZ1601SUP Patrick Herlihy** – Special Use Permit application to allow a height exception for a 2-ft high architectural roof feature on a single family residence. The decorative feature will not exceed 5% of the subject building footprint, or 200 square feet, whichever is less. Property located at 365 River Rd., Pawcatuck, CT. Assessor’s Map 8 Block 3 Lot 3. Zone RR-80.

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.