



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting
February 2, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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16 FEB - 1 PM 1:31
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. #1557, January 5, 2016, approved as amended, not signed; #1558, January 14, 2016 sitewalk, approved, not signed; #1559, January 19, 2016
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
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 Information Form – Incentive Housing Zone:

Public presentation and input session to discuss the Town's ongoing Incentive Housing Zone Study. This study is being developed with a grant from the CT Dept. of Housing to investigate the possibility of adopting these zones to promote affordable housing in Town. The study will include the development of conceptual plans for affordable housing on two parcels in town as well as development of draft zoning regulations. This meeting will focus on the selection of parcels for the development of conceptual plans with the Town's planning consultants, Milone & McBroom.

9. Public Hearing(s): 7:30 p.m.
 - 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. 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 continued to 2/16/16.*

 - B. **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. *Public Hearing scheduled for 3/1/16.*

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.