



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting
February 16, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Mastroianni (seated 11/17/15)
 - Harry Boardsen (seated 12/1/15)
 - Lynn Conway (2/2/16)
3. #1559, January 19, 2016, approved, not signed; #1560, February 2, 2016
4. Commission Initiatives:
 - A. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
 - B. Discussion of comprehensive update to Zoning Regulations
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. **16-017ZON Chateau Jaune, LLC** – Zoning Permit application to permit canoe / kayak path access with stairs through the RC-120 non-infringement area. Property located at 51 Latimer Point Rd, Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.
 2. **16-019ZON Ravie, LLC** – Zoning Permit application to permit change of use from personal services (hair salon) to retail (retail bakery) and enlarge first floor apartment. Property located at 21 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5
6. Correspondence:
7. Old Business:
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 continued from 1/19/16.*
 - B. **PZ1520RA Town of Stonington PZC (SD Regs)** – Regulation Amendment for the rewrite of the Town's

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Subdivision Regulations to provide clarification, conformance to State Statutes, and consistency with the Town's Technical Standards. *Public Hearing continued from 2/2/16.*

9. Future Public Hearing(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. *Public Hearing scheduled for 3/1/16.*

10. New Submittal(s):

- A. **PZ1602SUP Mall Inc. (Chris Regan)** - Special Use Permit application to permit a 58-seat (34 indoor/24 outdoor) restaurant (Bleu Squid) in existing building. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1/1. Zone TC-80.

- B. **PZ1603RA Town of Stonington (PZC)** –Regulation Amendment to revise its brewery definition to allow for on-site, as well as off-site consumption of their product. Breweries would also be subject to the same parking standard as for "micro-breweries."

- C. **16-024ZON & GPP ARC TSPTKC001, LLC (Amerigas)** - Zoning and Groundwater Protection Permit applications to permit a propane dispensing station at Tractor Supply. Property located at 331 Liberty St., Pawcatuck. Assessor's Map 17 Block 3 Lot 3 Zone HI-60.

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.