



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

**AGENDA**

**Special Meeting**

**March 1, 2016**

**Mystic Middle School**

**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
16 FEB 29 PM 1:54  
CYNTHIA LAOWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 12/1/15)
  - Lynn Conway (seated 2/2/16)
  - Shaun Mastroianni (seated 2/16/16)
3. #1559, January 19, 2016, approved, not signed; #1560, February 2, 2016 approved, not signed; #1561, February 16, 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. Stonington Historical Society request to hold their annual dinner dance at Stone Acres Farm at 381 North Main Street, Stonington, on June 25' 2016.
6. Correspondence:
7. Old Business:
  - A. **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.
8. Public Hearing(s): 7:30 p.m.
  - 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 to be rescheduled.**
  - B. **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 2/16/16.*

- C. **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 from 2/2/16.*

9. Future Public Hearing(s):

- A. **PZ1602SUP Mall Inc. (Regan Enterprises)** - 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. *Public Hearing scheduled for 3/15/16*
- 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.” *Public Hearing scheduled for 4/5/16*

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.