



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

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**AGENDA**  
**Regular Meeting**  
**March 15, 2016**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 2/2/16)
  - Harry Boardsen (seated 3/1/16)
  - Shaun Mastroianni (seated 3/1/16)
3. #1561, February 16, 2016; approved, not signed; #1562, March 1, 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. **16-038 S.P. Jones Family, LLC (Elizabeth Alina)**- Zoning permit application for change of use from retail to retail restaurant and associated sign. Property located at 15 Holmes St., Mystic. Assessor's Map 174 Block 1 Lot 7 Zone DB-5.
    2. **North Main Street line striping** - The Board of Selectmen has received a request to add white painted line striping to the edges (edgelines) of pavement along the entirety of North Main St., a designated Scenic Road.
6. Correspondence:
  1. Letter from the Economic Development Commission regarding planning for reuse of the Monsanto property on Maritime Drive
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.
  - B. **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 closed 3/1/16.*

RECEIVED FOR RECORD  
STONINGTON, CT  
16 MAR 14 PM 12:40  
CYNTHIA LADWIG  
TOWN CLERK

8. Public Hearing(s): 7:30 p.m.
  - 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.
  
9. Future Public Hearing(s):
  - A. **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*
  
  - 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 rescheduled to 4/5/16.*
  
10. New Submittal(s):
  - A. **PZ1604SUP Cart Realty, LLC (Carl Bardy, Jr.)** – Special Use Permit application for the construction of a 57,200± square foot 3-story mini-warehouse storage facility with associated parking, landscaping, and drainage. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.
  
  - B. **PZ1605SPA & CAM Latimer Point Condominium Assoc.** - Site Plan & Coastal Area Management Review applications for the demolition and construction of 2 new single family residences, a deck addition, and a home addition. Properties located at 35 East Shore Rd., 12 North Shore Rd., 25 Center Dr., and 108 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/6/4, 154/2/11, 154/4/27, & 154/2/16. Zone RM-20.
  
  - C. **PZ1606CAM Jeanne Hamilton** - Coastal Area Management Review application for construction of a 3-bedroom single family residence with on-site sewage disposal system, stormwater drainage improvements, and grading. Property located at 26 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.

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.