



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting
April 5, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
16 APR -4 PM 1:37
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Mastroianni (seated 3/1/16)
 - Harry Boardsen (seated 3/1/16)
 - Lynn Conway (seated 3/15/16)
3. #1561, February 16, 2016; approved, not signed; #1562, March 1, 2016; #1563, March 15, 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. **PZ1515SD & GPP Cynthia & Louis DiCesare** - Subdivision and Groundwater Protection Permit applications for a 3-lot re-subdivision of a 10.1 acre parcel & 0.19 acre ROW parcel. Properties located at 1223 Pequot Trail and off Jacobs Way, Stonington. Assessor's Map 135, Block 2, Lots 1B & 1F. Zones RA-40 & GBR-130. SD approved 8/18/15. **Request second 90-day extension to file final mylars.**
 2. **16-036ZON 29 Main LLC (The Nasi Group, LLC)** – Zoning permit application to permit change of use from retail to office and associated signage. Property located at 29 Main St., Old Mystic, CT. Assessor's Map 166 Block 3 Lot 3. Zone CS-5.
 3. **16-048ZON CGA Foundation (Stonington Country Club)** – Zoning permit application to pave existing parking lot/cart corral. Property located at 394 Taugwonk Rd., Stonington, CT. Assessor's Map 69 Block 1 Lot 3. Zone GBR-130.
 4. **16-055ZON JBRV LLC (Cherenzia & Associates)** – Zoning permit application to relocate access drive. Property located at 72 Jerry Brown Rd., Mystic, CT. Assessor's Map 164 Block 2 Lot 3. Zone GC-60.
6. Correspondence:
 - A. 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.*
- C. **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.
- D. **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 28 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.

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.
- 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."

9. Future Public Hearing(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. *Public Hearing rescheduled for 5/17/16*

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.