



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting
April 19, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
16 APR 18 PM 2:36
CYNTHIA LAOWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Mastroianni (seated 3/1/16)
 - Harry Boardsen (seated 4/5/16)
 - Lynn Conway (seated 4/5/16)
3. #1561, February 16, 2016; approved, not signed; #1562, March 1, 2016; #1563, March 15, 2016; #1564, April 5, 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. Matthew Gutmann, Trustee & Catherine Lutz – Request for replanting plan in the RC-120 Zone Non-Infringement Area. Property located at 69 Wamphassuc Rd., Stonington, Assessor's Map 126, Block 4, Lot 3.
 2. Stonington Cemetery Association – Request for waterfront access path and selective vegetation removal in the RC-120 Zone Non-Infringement Area. Property located on North Main Street, Stonington, Assessor's Map 99, Block 5, Lot 5.
 3. **16-068ZON – Seaport Holdings, LLC (Louis Torregrosa)** – Zoning Permit application to expand pavement in front parking lot. Property located at 45 Williams Ave., Mystic. Assessor's Map 161, Block 14, Lot 5, Zone LS-5.
 4. **16-069ZON – David & Elaine Rosenblum (David Silverberg)** – Zoning Permit application for change of user, signage and 6'x 8' walk-in cooler. Property located at 76 S. Broad St., Pawcatuck. Assessor's Map 14, Block 2, Lot 11, Zone LS-5.
6. Correspondence:
7. Old Business:

- 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 closed 3/1/16.*
 - 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 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.
9. Future Public Hearing(s):
- A. **PZ1604SUP 30 Extrusion, LLC (Carl Bardy, Jr.)** – Special Use Permit application for the construction of a 28,700± square foot mini-warehouse storage facility consisting of 5 one-story buildings (5th building likely built in second phase), and 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 to be rescheduled.*
10. New Submittal(s):
- A. **PZ1607SPA & GPP Malico, LLC** – Site Plan and Groundwater Protection Permit applications for development of a 5.5 acre parcel, including a 2600 square foot building, paved driveway, septic system, associated parking, and site improvements. Property located on Taugwonk Rd., Stonington. Assessor’s Map 67 Block 2 Lot 2. Zones GC-60 & RR-80.
 - B. **PZ1608SUP Goran & Desiree Subotic** – Special Use Permit application to extend the current permitted hours of operation to Monday thru Saturday, 9:00 AM to 9:30PM, and Sunday, no later than 8:00 PM. Property located at 325 Mistuxet Ave., Mystic. Assessor’s Map 133 Block 6 Lot 5B. Zone RA-40.
 - C. **PZ1609RA Andrew Halsey** – Regulation Amendment to ZR Section 7.2 Groundwater Protection Overlay District (GPOD) to add conditional uses (Assembly Woodworking) in the CG-60 Zoning District.
 - D. **PZ1610SPA New Prospect, LLC (Dan Barber)** –Site Plan application for the renewal of previously approved Site Plan Application for the development of a 38-unit attached housing project (Prospect Place). Properties located on Mechanic and Prospect Streets, Pawcatuck, CT. Assessor’s Map 4, Block 18, Lot 3B & Map 4, Block 16, Lot 7. Zone NDD-1.
 - E. **PZ1611RA Suzanne R. Moore** - Regulation Amendment to ZR Section 4.3.4 Buffer Requirements to change the buffer requirements in the LS-5 Zone to fifteen (15) feet of screening for a commercial use adjoining a residential zone, and eliminating the screening requirements of ZR Sections 4.3.4.2 and 4.3.4.3.