



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – April 21, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
15 APR 20 AM 11:14
CYNTHIA LAOWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - David Rathbun
 - Shaun Savoie (seated 2/17/15)
 - Gardner Young (seated 3/17/15)
3. Minutes: #1536, February 17, 2015, approved, not signed; #1537, March 3, 2015, approved as amended, not signed; #1538, March 17, 2015, approved, not signed; #1539, April 7, 2015
4. Commission Initiatives:
 - A. Discussion of 2015 Plan of Conservation and Development acceptance procedure
 - B. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **Glenn and Constance Frishman** – Request for Zoning Map Interpretation of property located at 1219 Pequot Trail, Assessor's Map 135, Block 2, Lot 2. Zone GBR-130 (proposed zone RA-40).
 2. **James V. Rossman** - Request for Commission Interpretation regarding application of Non-Infringement Area Regulations. Property located at 298 Osbrook Pt. Assessor's Map 31, Block 1, Lot 7. Zone RC-120 (RA-40 applies).
6. Correspondence:
7. Old Business:
 - A. **Proposed settlement of CT Superior Court appeal:** Toll CT Limited Partnership and Toll Bros., Inc. v. Stonington Planning and Zoning Commission (Docket No. KNL-CV-14-6020016-S) - Modification of drainage design for Toll Brothers' Old Mystic Estates Subdivision (PZ0360SD, SUP & GPP Meehan). Property located at 12 Michelle Lane, 102 Whitehall Ave. & 6 Whitehall Pond. Assessor's Map 165 Block 3 Lots 1A & 2 and Map 148 Block 3 Lot 3B; Zone GC-60, RR-80 & RH-10. *Public Hearing closed 4/7/15.*
 - B. **PZ1504SPA Mechanic Street Associates (David Snediker)** – Site Plan Application for construction a 4,854 SF structure to accommodate the expansion of existing Assembly use, and associated parking, drive, utilities, and landscaping site improvements. Property located at 22 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 2. Zone DB-5.
 - C. **PZ1507SPA & CAM Latimer Point Condominium Assoc.** - Site Plan and Coastal Area Management Review applications for proposed deck addition, replacement shed, and enclosure of stairs and landing. Properties located at 15 Center Dr., 1 Center Dr., and 1 Reid Rd., Stonington, CT. Assessor's Maps/Blocks/Lots:

154/4/24, 154/4/20, & 154/4/7. Zone RM-20.

8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1506SUP & CAM Gwenmor Marina, Inc.** – Special Use Permit and Coastal Area Management applications for construction of an 11' x 24' restroom/shower facility with six parking spaces (together with additional parking at 12 Roseleah Dr.), associated landscaping, and lighting to provide upland support for 29-slip marina. Properties located at Roseleah Dr. & 12 Roseleah Dr., Mystic. Assessor's Map 175 Block 1 Lot 31 & Assessor's Map 174 Block 21 Lot 1. Zone MC-80.

9. Future Public Hearing(s):
 - A. **PZ1505SUP & CAM Roland Pampel & Alban Pampel III Trust (Stonington Boathouse, LLC)** – Special Use Permit and Coastal Area Management applications for construction of an approximately 6,140 square foot commercial building to be used as a 250-seat event facility. Proposal includes driveway & parking, storm drainage system, well, subsurface sewage system, and site landscaping. Property located between 786 & 804 Stonington Rd., Stonington. Assessor's Map 75 Block 2 Lot 3. Zones GC-60 & RC-120. *Public Hearing Scheduled for 5/19/15.*

 - B. **PZ1508SUP Stephen F. Simoncini (Merrily G. Connery)** - Special Use Permit application for the conversion and adaptive reuse of an approximately 1,900 square foot automobile service station to a 99-seat wine bar/café including a 30-seat outdoor patio, full service café liquor permit, parking, and landscaping. Property located at 30 Broadway Ave., Mystic. Assessor's Map 174 Block 18 Lot 10. Zone LS-5. *Public Hearing Scheduled for 5/4/15.*

 - C. **PZ1509RA Town of Stonington PZC** – Zoning Regulation Text Amendment to allow for seasonal agricultural signs which are freestanding, temporary portable signs to be used by local farms. The application also increases the maximum area of permanent farm signs from 6 square feet to 12 square feet. *Public Hearing Scheduled for 5/4/15.*

 - D. **PZ1510SUP & GPP Open Door Baptist Church** - Special Use Permit and Groundwater Protection Permit applications for construction of an approximately 60' x 110' addition with a 30' x 40' connecting structure to existing church building. Property located at 475 Pequot Trail, Pawcatuck. Assessor's Map 60 Block 1 Lot 1F. Zone RR-80. *Public Hearing Scheduled for 5/4/15.*

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.