



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

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CYNTHIA LADWIG  
TOWN CLERK

**NOTE: THIS IS A MONDAY MEETING**

**AGENDA**

**Special Meeting**

**Monday, May 2, 2016**

**Mystic Middle School**

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

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 4/5/16)
  - Shaun Mastroianni (seated 4/19/16)
  - Lynn Conway (seated 4/19/16)
3. #1562, March 1, 2016, approved, not signed; #1563, March 15, 2016, approved, not signed; #1564, March 29, 2016; #1565, April 5, 2016; #1566, April 19, 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. **16-089ZON St. Michael RC Church** – Zoning permit application for reconstruction of St. Michael church. Property located at 60-62 Liberty St., Pawcatuck. Assessor's Map 3 Block 19 Lot 35. Zone RH-10.
    2. **16-090ZON Clavdy, LLC** – Zoning permit application for 24' x 36' tent/canopy over outdoor dining area, gas-operated fire pit, seasonal portable bar, & 12' x 12' ice cream tent for Dog Watch Barbeque restaurant. Property located at 20 Old Stonington Rd., Stonington. Assessor's Map 153 Block 2 Lot 4. Zone GC-60.
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.
  - D. **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.
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 (5<sup>th</sup> 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 rescheduled to 6/7/16.*
  - 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. *Public Hearing scheduled for 5/17/16.*
  - C. **PZ1609RA Andrew Halsey** – Regulation Amendment to ZR Section 7.2 Groundwater Protection Overlay District (GPOD) to add conditional uses (Assembly Woodworking) in the GC-60 Zoning District. *Public Hearing scheduled for 6/7/16.*
  - 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. *Public Hearing scheduled for 5/17/16.*
  - 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. *Public Hearing scheduled for 6/21/16.*

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.