



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting
May 17, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
MAY 16 PM 12:43
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 5/2/16)
 - Shaun Mastroianni (seated 5/2/16)
 - 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, approved, not signed; #1565, April 5, 2016, approved, not signed; #1566, April 19, 2016, approved, not signed; #1567, May 2, 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
 2. Discussion of conclusions from the Town's Incentive Housing Grant Planning Program with consultant, Milone and MacBroom.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1508SUP Stephen F. Simoncini (Merrily G. Connery)** - Modifications to approved Special Use Permit application for the conversion and adaptive reuse of automobile service station to a wine bar/café. Property located at 30 Broadway Ave., Mystic. Assessor's Map 174 Block 18 Lot 10. Zone LS-5.
 2. **16-114ZON JBRV, LLC (Rob Valenti)** – Request approval for a change to previously approved signage program (PZ0192SUP) to add a 31sf "Ford" wall sign. Property located at 72 Jerry Browne Rd., Mystic. Assessor's Map 164 Block 2 Lot 3. 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 (Taugwonk, 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.
- A. **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.
 - B. **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.
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 rescheduled to 6/7/16.*
 - B. **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.*
 - C. **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.*
10. New Submittal(s):
- A. **PZ1612SUP Goldenberg & Shanahan, Trustees (Springsteel)** - Special Use Permit application to allow a height exception for an 8-ft high architectural roof feature (cupola) 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 278 Osbrook Point Rd., Pawcatuck. Assessor's Map 31 Block 1 Lot 13. Zone RC-120.

- B. **PZ1613BR Denison Pequotsepos Nature Center** – Bond Reduction/Release application for release of a \$25,078.30 Erosion and Sedimentation control bond posted to satisfy requirements of approved Special Use Permit application PZ1418SUP & CAM. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.

- C. **PZ1614SUP McQuade's Mystic, LLC (S & K Wilson)** – Special Use Permit application for a recreational facility (escape room adventure), in an existing multi tenant building. Property located at 14 Clara Drive, Mystic. Assessor's Map 164 Block 4 Lot 3. Zone TC-80.

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.