



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting
June 7, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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16 JUN - 6 PM 12:58
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Mastrolanni (seated 5/17/16)
 - Harry Boardsen (seated 5/2/16)
 - Lynn Conway (seated 4/19/16)
3. #1567, May 2, 2016 approved, not signed; #1568, May 17, 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 Town Center Plan for Pawcatuck Streetscape Project developed for Main Street Investment Fund application
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **16-120ZON Murphy Point Realty, LLC (Kris Simonds)** – Request approval for dormer for storage space. Property located at 4 Broadway Ave. Ext., Mystic. Assessor's Map 174, Block 20, Lot 5. Zone M-1.
 2. Atty. Joseph P. Williams - Preliminary Discussion regarding bond reductions and municipal acceptance of roads at Old Mystic Estates Subdivision.
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. **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.

- C. **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.
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. *Public Hearing continued from 5/17/16.*
- B. **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.
- 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.
9. Future Public Hearing(s):
- A. **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.*
- B. **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.
- 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. *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.