



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – June 16, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - David Rathbun
 - Gardner Young (seated 4/21/15)
 - Shaun Savoie (seated 5/19/15)
3. Minutes: #1545, June 2, 2015
4. Commission Initiatives:
 - A. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
5. Reports:
 - A. Staff
 - B. Commission
 1. Appointment of member to POCD Implementation Commission
 2. Appointment of member and alternate to the Southeastern CT Council of Governments Regional Planning Commission.
 - C. Zoning Enforcement & Violations
 1. Interpretation of Zoning Regulations related to Zoning Complaints #15-022 and 15-027, 28 E. Main St., Mystic. Assessor's Map 182, Block 5, Lot 1. Zone LS-5.
 - D. Administrative Review
 1. Request five-year extension of approvals for **PZ0667CNU & CAM Masons Island Landing, LLC** - Applications for Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2± acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.
 2. Theodore M. Ladwig - Commission interpretation regarding the application of Undersized Lot Provision of the Zoning Regulations (Section 2.9).
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - A. **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. *Continued from 6/2/15.*

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- B. **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. *Continued from 5/19/15. The applicant has requested a continuance to 7/21/15.*
- C. **PZ1511SUP & GPP Thomas & Helene Ozycz (Horses Healing Humans)** - Special Use Permit and Groundwater Protection Permit applications to permit use as a non-profit equine–assisted activities and therapy facility. Property located at 340 New London Turnpike, Stonington. Assessor’s Map 138 Block 3 Lot 1. Zone GBR-130.
9. Future Public Hearing(s):
- A. **PZ1512SUP Mall, Inc. (William Dougherty)** - Special Use Permit application for interior alterations to Olde Mistick Village Cinemas to increase the number of theaters from 3 to 4 and for approval of a liquor permit for a beer & wine concession. Property located at 27 Coogan Boulevard, Mystic. Assessor’s Map 164 Block 3 Lot 1 Unit 15. Zone TC-80. *Public Hearing Scheduled for 7/21/15.*
- B. **PZ1513SUP JBRV, LLC (Rob Valenti)** - Special Use Permit application for the proposed development of an approximate 1,446 square foot addition to be used for additional truck lifts and parts storage at the existing Ford dealership. Property located at 72 Jerry Browne Rd., Mystic. Assessor’s Map 164 Block 2 Lot 3. Zone GC-60. *Public Hearing Scheduled for 7/21/15.*
10. New Submittal(s):
- A. **PZ1514SUP VIII-HII-Whitehall Avenue, LLC (Residence Inn by Marriott)** - Special Use Permit application to permit food truck service in hotel parking lot. Property located at 40 Whitehall Avenue, Mystic. Assessor’s Map 164 Block 2 Lot 2. Zone TC-80.
- B. **PZ1515SD & GPP Cynthia & Louis DiCesare** – Subdivision and Groundwater Protection Permit applications for a 3-lot re-subdivision of a 10.1 acre parcel & 0.19 acre ROW parcel. Properties located at 1223 Pequot Trail and off Jacobs Way, Stonington. Assessor’s Map 135, Block 2, Lots 1B & 1F. Zones RA-40 & GBR-130.
- C. **PZ1516ZC Glenn & Constance Frishman** – Zoning Map Amendment to change zoning from GBR-130 to RA-40. Property located at 1219, 1223 & 1225 Pequot Trail, Stonington. Assessor’s Map 135, Block 2, Lots 2, 1B & 1A.
- D. **PZ1517BR Sea Research Foundation, Inc.** – Application for release of a \$5,200 Erosion and Sedimentation control bond posted to satisfy requirements of approved Special Use Permit application PZ1319SUP Sea Research Foundation for the construction of a 3± acre gravel parking lot. Property located at Coogan Blvd. and Maritime Drive (Lot 2), Mystic. Assessor’s Map 150 Block 1 Lot 28. Zone M-1.

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.