



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – July 21, 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 Mastroianni (seated 6/16/15)
3. Minutes: #1545, June 2, 2015; #1546, June 16, 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. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1119SPA & GPP Hendels, Inc.** – Request modification of approved Site Plan and Groundwater Protection Permit to install 70kw generator. Property located at 466 Liberty Street, Pawcatuck. Assessor's Map 20, Block 3, Lot 2. Zone HI-60.
 2. **CGS 8-24 Review / 15-134ZON Town of Stonington (BOE)** – Request for placement of two (2) 28' x 68' temporary modular classrooms with connecting structures and a temporary gravel parking area at West Vine Elementary School. Property located at 17 West Vine St., Pawcatuck. Assessor's Map 2 Block 1 Lot 3; Zone GBR-130.
 3. **15-133ZON Atlantic Associates of Stonington (T & A Lynch)** – Zoning Permit application for the operation of a Retail Restaurant (Café Macondo) in existing building. Property located at 530 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 23C; Zone GC-60.
6. Correspondence:
7. Old Business:
 - A. **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.
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. **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.
- C. **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.
- D. **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.

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 continued to 8/4/15 from 5/19/15.*
- B. **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. *Public Hearing Scheduled for 8/4/15.*
- C. **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. *Public Hearing Scheduled for 8/4/15.*
- D. **PZ1516ZC Glenn & Constance Frishman** – Zoning Map Amendment to change zoning district 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. *Public Hearing Scheduled for 8/4/15.*

10. New Submittal(s):

- A. **PZ1518SUP & CAM Ocean Community YMCA** - Special Use Permit and Coastal Area Management applications for construction of a 12,500± sq. ft. addition to structure and the creation of additional parking to the rear of the building. Properties located at 1 Harry Austin Drive & Harry Austin Drive, Mystic. Assessor's Map 160 Block 6 Lots 11 & 14. Zone RC-120.

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.