



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting

August 2, 2016

Mystic Middle School

204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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16 AUG - 1 PM 2:29
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 7/19/16)
 - Shaun Mastroianni (seated 7/19/16)
 - Lynn Conway (seated 6/21/16)
3. #1569, June 7, 2016; approved, not signed; #1570, June 21, 2016; #1571, July 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
 2. Clarification of the dwelling unit definition (ZR 1.2.2)
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1203SUP & GPP TFB3 LLC – Request approval for minor grading and retaining wall changes to previously approved** Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, storage shed/garage, parking, and associated improvements. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80.
6. Correspondence:
7. Old Business:
 - A. **16-136ZON & GPP Andrew Halsey (David Snediker)** – Zoning and Groundwater Protection Permit applications for a change of user for Assembly Woodworking. Property located at 35 Campground Rd., Old Mystic. Assessor's Map 167 Block 1 Lot 6. Zone GC-60.
8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1617RA Lattizori Development, LLC** – Regulation Amendment to add ZR 7.23 Greenway Development District (GDD), a floating zone governed by a Master Plan. The GDD will encourage open space preservation and economic development by allowing a mixture of uses in a planned

setting. GDD eligible zoning districts are: GBR-130, RR-80, and RA-40.

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.