



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Special Meeting –September 1, 2015**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

CYNTHIA LADWIG  
TOWN CLERK

15 AUG 31 PM 1:44

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1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - David Rathbun
  - Shaun Savoie Mastroianni (seated 8/4/15)
  - Gardner Young (seated 8/4/15)
3. Minutes: #1545, June 2, 2015, approved, not signed; #1546, June 16, 2015, approved, not signed; #1547, July 21, 2015, approved, not signed; #1548, August 4, 2015, approved, not signed; #1549, August 18, 2015
4. Commission Initiatives:
  - A. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
  - B. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
  - C. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
  - D. Discussion of food truck and special event regulations.
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **PZ0557ZC, SPA & GPP Investar Redevelopment for The Pawcatuck Landing, LLC** - Request 4-year renewal of Site Plan Approval & Groundwater Protection Permit for previously approved applications for Zone Change to IHRD-3, Site Plan Approval & Groundwater Protection Permit to convert 18,000 sq. ft. of an historic 4-story brick mill building & 39,000 sq. ft. of a new structure, into 39 residential dwelling units. Property located at 75 Stillman Ave., Pawcatuck. Assessor's Map 1 Block 1 Lot 1, Zone IHRD-3.
6. Correspondence:
7. Old Business:
  - A. **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. *PH closed 8/4/15.*
  - B. **PZ1519BR Mystic Cycle Center** – Bond Reduction/Release application for work associated with PZ0252SUP & CAM and IW#04-07 (IW#02-02) for construction of a 5,000 sf retail building wetlands mitigation requirement (USACE). Property located at 25 Stonington Rd., Mystic. Assessors Map 161 Block 27 Lot 1A. Zone GC-60.
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(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. Assessors Map 160 Block 6 Lots 11 & 14. Zone RC-120. *Public Hearing Rescheduled to 10/20/15.*

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.