



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – October 6, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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15 OCT - 2 PM 3:13
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen
 - Shaun Mastroianni (seated 8/4/15)
3. Minutes: #1549, August 18, 2015, approved, not signed; #1550, September 1, 2015, , approved, not signed; #1551, September 15, 2015
4. Commission Initiatives:
 - A. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - B. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of the Town's Standard Zoning Enforcement Procedures document
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Review of proposed revisions to **PZ0902SPM & CAM Threadmill Acquisition, LLC (Poko)** – Site Plan Modification & Coastal Area Management Review to previously approved application for conversion of historic Threadmill property into 58 residential dwelling units and retail spaces, including modifications to parking and emergency access. Property located at 12 River Rd., Pawcatuck. Assessors Map 5 Block 5 Lot 3. Zone IHRD-1.
 2. Review of proposed revisions to **PZ1203SUP & GPP TFB3, LLC** – Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, and associated improvements. Revisions include modifications to community building, emergency access, sanitary sewer, storm drainage, utilities, & site work. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80.
 3. **15-197ZON Quantum of Mystic, LLC** – Zoning permit application for alterations and change of use from restaurant to financial institution (Charter Oak Credit Union). Property located at 4 Hendel Dr., Mystic. Assessors Map 164 Block 1 Lot 8A. Zone GC-60.
 4. **15-201ZON RoxRiv Realty** – Zoning permit application for alterations to structure for creation of a new entry to UP Fitness facility. Property located at 12 Coogan Blvd., Suites 101 & 102, Mystic. Assessors Map 164 Block 4 Lot 1. Zone TC-80.
6. Correspondence:
 - A. Letter from Attorney Rob Avena re: interpretation of mini-warehousing use in the M-1 Zone.
7. Old Business:

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. ***Applicant has withdrawn the application.***
 - B. **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 Scheduled for 11/4/15.*
 - C. **PZ1521RA LCS-Westminster Partnership (Stoneridge)**- Regulation Amendment to allow medical and/or nursing facilities, clinics for prospective occupants/residents of Congregate Living Facilities. *Public Hearing Scheduled for 11/17/15*

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.