



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting
October 18, 2016
Mystic Middle School

204 Mistuxet Ave., Mystic, CT

CYNTHIA LAWIG
TOWN CLERK

16 OCT 17 PM 1:21

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STONINGTON, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 8/2/16)
 - Lynn Conway (seated 9/6/16)
3. Minutes: #1573, August 16, 2016, approved as amended, not signed; #1574, September 6, 2016 approved as amended, not signed; #1576, October 4, 2016
4. Commission Initiatives:
 - A. Discussion of proposed Regulation Amendment for zoning map amendment master plan process and requirements.
 - 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)
 3. Discussion of sign enforcement.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1418SUP & CAM Denison Pequotsepos Nature Center, Inc.** – Event/function proposal as per approval stipulation of Special Use Permit & Coastal Area Management Review. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RM-40. *Applicant requests tabling.*
6. Correspondence:
7. Old Business:
 - A. **PZ1618CAM Jeanne Hamilton** - Coastal Area Management Review application for construction of a 3-bedroom single family residence with on-site sewage disposal system, stormwater drainage improvements, and grading. Property located at 28 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.
 - B. **PZ1621BR Toll Bros. Old Mystic Estates**– Bond Reduction/Release application for off-site drainage work associated with PZ0360SD, SUP & GPP Meehan. Request full release of E&S Bond 15-005 (\$25,400.00) & a reduction of Performance Bond 15-006 from \$336,979.00 to \$43,954.00). Property located at 12 Michelle Lane, 102 Whitehall Ave. & 6 Whitehall Pond. Assessor's Map 165 Block 3 Lots

1A & 2 and Map 148 Block 3 Lot 3B; Zone GC-60.

- C. **PZ1623SPA & CAM Peter Fleming & Scott Nye** – Special Use Permit and Coastal Area Management Review applications for conversion of existing 7,000SF storage building to retail use, conversion of 6,050SF retail building to storage use, and relocation of accessory uses and parking. Property located at 786 Stonington Rd., Stonington. Assessors Map 75 Block 2 Lot 2. Zones GC-60 & RC-120.

8. Public Hearing(s): 7:30 p.m.

- A. **PZ1619SUP & GPP TOS West Vine Street School** – Special Use and Groundwater Protection Permit applications for additions and renovations to Pre-K through 5th grades school. Property located at 17 West Vine St., Pawcatuck. Assessor's Map 2 Block 1 Lot 3. Zone GBR-130.

- B. **PZ1620SUP TOS Deans Mill School** – Special Use Permit application for additions and renovations to Pre-K through 5th grades school. Property located at 35 Deans Mill Rd., Stonington. Assessor's Map 124 Block 2 Lot 8. Zone RR-80.

9. New Submittal(s):

- A. **PZ1624RA Stone Acres Farm, LLC** – Regulation Amendment application for the creation of an Agricultural Heritage District (AHD), a floating zone intended to preserve Stonington's cultural landscape, ensure continuation of agricultural industry, and provide an alternative to less desirable development of agricultural lands.

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.