



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – October 20, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Mastroianni (seated 8/4/15)
 - Harry Boardsen (seated 10/6/15)
3. Minutes: #1549, August 18, 2015, approved, not signed; #1550, September 1, 2015, approved, not signed; #1551, September 15, 2015, approved, not signed; #1552, October 6, 2015
4. Commission Initiatives:
 - A. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - B. Discussion of 2015 Plan of Conservation and Development Implementation Schedule
 - 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.
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. **15-141ZON Mangrove Properties, LLC** - Zoning permit application to permit outdoor display and storage of retail items. Property located at 28 East Main St., Mystic. Assessors Map 182 Block 5 Lot 1. Zone LS-5.
 2. **15-207ZON 372 Liberty Street, LLC** – Zoning permit application to permit 10' x 20' walk-in cooler. Property located at 372 Liberty St., Pawcatuck. Assessors Map 17, Block 1, Lot 21. Zone CS-5.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(s):
 - A. **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.*
 - B. **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*

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10. New Submittal(s):

- A. **PZ1522SUP-CNU Donna D'Amico (Kathryn Woodworth)** – Special Use Permit for Change of Non-Conforming Use from Office to Personal Services for a salon & day spa. Property located at 62 Greenmanville Ave., Mystic. Assessors Map 173 Block 5 Lot 1. Zone GBR-130.

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.