



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting
November 1, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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16 OCT 31 PM 2:42
CYNTHIA LAOWIG
TOWN CLERK

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, approved as amended, not signed; #1577, October 18, 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. CGS 8-24 Review - Town of Stonington Utility Easement, 176 South Broad Street, Pawcatuck.
6. Correspondence:
7. Old Business:
 - A. **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.
 - B. **PZ1623SPA & CAM Peter Fleming & Scott Nye** – Site Plan Application 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.
9. Future Public Hearing(s):
 - 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. *Public Hearing continued to 11/15/16.*
 - B. **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. *Public Hearing scheduled for 12/6/16.*

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.