



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

**AGENDA**

**Regular Meeting**

**November 17, 2015**

**Mystic Middle School**

**204 Mistuxet Ave., Mystic, CT**

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CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 10/6/15)
  - Shaun Mastroianni (seated 11/4/15)
3. Minutes: #1551, September 15, 2015, approved, not signed; #1552, October 6, 2015, approved, not signed; #1553, October 20, 2015, approved, not signed; #1554, November 4, 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.
  - D. Economic Development Commission request to the PZC that they act as applicant for a Zoning Regulation Text Amendment to allow Micro Breweries and Brewpubs.
5. Reports:
  - A. Staff
  - B. Commission
    1. Discussion of the Town's Standard Zoning Enforcement Procedures document
    2. Discussion of the Town's application for funding under the CT Department of Housing's CDBG-DR Program to develop a Municipal Coastal Resiliency Plan
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Commission interpretation of the Town's Groundwater Protection Regulations in regards to a request from Amerigas to operate a propane dispenser station at Tractor Supply store located at 331 Liberty St., Pawcatuck. Assessors Map 17 Block 3 Lot 3. Zone HI-60.
    2. **PZ1515SD & GPP Cynthia & Louis DiCesare** - Subdivision and Groundwater Protection Permit applications for a 3-lot re-subdivision of a 10.1 acre parcel & 0.19 acre ROW parcel. Properties located at 1223 Pequot Trail and off Jacobs Way, Stonington. Assessor's Map 135, Block 2, Lots 1B & 1F. Zones RA-40 & GBR-130. SD approved 8/18/15. **Request 90-day extension to file final mylars.**
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.

- A. **PZ1521RA LCS-Westminster Partnership (Stoneridge)**- Regulation Amendment to allow medical and/or nursing facilities, clinics for prospective occupants/residents of Congregate Living Facilities.
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 continued to 12/15/15 from 11/4/15.*
10. New Submittal(s):
- A. **PZ1523CAM Allyn & Bohlander (Masons Island Co.)** – Coastal Area Management Site Plan Review application for construction of a single family residence and off-site sewage disposal system. Properties located at 28 School House Rd., Assessor’s Map 180 Block 1 Lot 5 & School House Rd., Mystic. Assessor’s Map 181 Block 3 Lot 1 Zones RA-15 & RM-15.
- B. **PZ1524RA Andrew Rodgers (Micro Brewery\_Brewpub)** - Regulation Text Amendment application to add Micro Brewery/Brewpub as a use allowed by Special Permit in DB-5, LS-5, and M-1 zoning districts.
- C. **PZ1525SUP Mall, Inc. (Chris Regan)** – Special Use Permit Application for *Vault Coffee Roasters* coffee shop with 52 indoor seats and 10 seasonal outdoor seats in former retail space. Property located at 27 Coogan Blvd., Building 26A & B., Mystic. Assessor’s Map 164 Block 3 Lot 1-8. Zone TC-80.
- D. **PZ1526SUP & 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. Assessor’s Map 160 Block 6 Lots 11 & 14. Zone RC-120.

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.