



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

**Special Meeting
December 1, 2015**

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

RECEIVED FOR RECORD
STONINGTON, CT
15 NOV 30 PM 1:45
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 11/17/15)
 - Shaun Mastroianni (seated 11/17/15)
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; #1555, November 17, 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 Incentive Housing Grant Planning Program with consultant, Milone and MacBroom and the Affordable Housing Commission.
 2. Discussion of the Town's Standard Zoning Enforcement Procedures document
 3. 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. **PZ1132SUP & CAM Clara M. Coogan Trust** – Special Use Permit & Coastal Area Management Review applications for phased development of a 245-unit Congregate Living Facility (Masonicare) on 18.02 acres to be created through subdivision of a ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40. **Request approval for changes to site plan and architectural design.**
 2. **ZON15-236 National RR Passenger Corp.** – Zoning Permit application for retail restaurant (Mystic Depot Roasters) in existing Amtrak station. Property located at 2 Roosevelt Ave., Mystic. Assessor's Map 174 Block 17 Lot 5. Zone LS-5.
 3. **PZ0671SUP Stonington Lodge Odd Fellows Corp.** - Special Use Permit application for rehabilitation of existing structure as per ZR 6.6.14. Rehabilitation includes 1st floor retail; 2nd, 3rd & 4th floor residential; parking & landscaping. **Request 4-year extension for completion of**

project.

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 continued to 12/15/15 from 11/4/15.*
 - 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. *Public Hearing scheduled for 1/5/16.*
 - 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. *Public Hearing scheduled for 1/5/16.*
 - 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. Assessors Map 160 Block 6 Lots 11 & 14. Zone RC-120. *Public Hearing scheduled for 1/19/16.*

Note: Members of the Affordable Housing Commission will be in attendance at this meeting for discussion of the Town’s Incentive Housing Grant Planning Program with consultant, Milone and MacBroom.

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.