



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting –August 18, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - David Rathbun
 - Shaun Savoie Mastroianni (seated 8/4/15)
 - Gardner Young (seated 8/4/15)
3. Minutes: #1545, June 2, 2015; #1546, June 16, 2015; #1547, July 21, 2015; #1548, August 4, 2015
4. Commission Initiatives:
 - A. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
 - B. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - 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
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ0557ZC, SPA & GPP Investar Redevelopment for The Pawcatuck Landing, LLC** - Request 4-year renewal of Site Plan Approval & Groundwater Protection Permit for previously approved applications for Zone Change to IHRD-3, Site Plan Approval & Groundwater Protection Permit to convert 18,000 sq. ft. of an historic 4-story brick mill building & 39,000 sq. ft. of a new structure, into 39 residential dwelling units. Property located at 75 Stillman Ave., Pawcatuck. Assessor's Map 1 Block 1 Lot 1, Zone IHRD-3.
 2. **15-155ZON Mystic McQuades, LLC (Christopher Banks)** – Zoning Permit application for change of use from office to personal services for personal training facility (Crossfit) & 2 signs. Property located at 14 Clara Drive, Mystic. Assessor's Map 164 Block 4 Lot 3, Zone TC-80.
6. Correspondence:
7. Old Business:
 - A. **PZ1517BR Sea Research Foundation, Inc.** – Application for release of a \$5,200 Erosion and Sedimentation control bond posted to satisfy requirements of approved Special Use Permit application PZ1319SUP Sea Research Foundation for the construction of a 3± acre gravel parking lot. Property located at Coogan Blvd. and Maritime Drive (Lot 2), Mystic. Assessor's Map 150 Block 1 Lot 28, Zone M-1.
8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1516ZC Glenn & Constance Frishman** – Zoning Map Amendment to change zoning district from GBR-130 to RA-40. Property located at 1219, 1223 & 1225 Pequot Trail, Stonington. Assessor's Map 135, Block 2, Lots 2, 1B & 1A. *Continued from 8/4/15.*

- B. **PZ1514SUP VIII-HII-Whitehall Avenue, LLC (Residence Inn by Marriott)** - Special Use Permit application to permit food truck service in hotel parking lot. Property located at 40 Whitehall Avenue, Mystic. Assessors Map 164 Block 2 Lot 2. Zone TC-80.
 - C. **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.
9. Future Public Hearing(s):
- A. **PZ1518SUP & 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 Rescheduled to 10/20/15.*
10. New Submittal(s):
- A. **PZ1519BR Mystic Cycle Centre** – Bond Reduction/Release application for work associated with PZ0252SUP & CAM and IW#04-07 (IW#02-02) for construction of a 5,000 sf retail building wetlands mitigation requirement (USACE). Property located at 25 Stonington Rd., Mystic. Assessors Map 161 Block 27 Lot 1A. Zone GC-60.

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.

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STONINGTON, CT.
15 AUG 17 PM 1:20
CYNTHIA LADWIG
TOWN CLERK