



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – Monday, May 4, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - David Rathbun
 - Shaun Savoie (seated 2/17/15)
 - Gardner Young (seated 4/21/15)
3. Minutes: #1539, April 7, 2015 approved, not signed; #1540, April 21, 2015; #1541, April 28, 2015
4. Commission Initiatives:
 - A. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ0645SUP & GPP Retail Store Construction Co., Inc.** - Request 5-year extension to previously approved applications for Liberty Crossing project currently set to expire 8/21/15. Property located at 534 & 480 Liberty Street, Pawcatuck.
6. Correspondence:
7. Old Business:
 - A. **2015 Plan of Conservation and Development.** The Planning & Zoning Commission will consider adoption of the 2015 Plan of Conservation and Development. The Plan represents over two years of work by Town agencies and residents and will help guide conservation and development efforts for the next decade and beyond. *Public Hearing Closed 4/28/15*
8. Public Hearing(s): 7:30 p.m.
 - A. **PZ1508SUP Stephen F. Simoncini (Merrily G. Connery)** - Special Use Permit application for the conversion and adaptive reuse of an approximately 1,900 square foot automobile service station to a 99-seat wine bar/café including a 30-seat outdoor patio, full service café liquor permit, parking, and landscaping. Property located at 30 Broadway Ave., Mystic. Assessor's Map 174 Block 18 Lot 10. Zone LS-5.
 - B. **PZ1509RA Town of Stonington PZC** – Zoning Regulation Text Amendment to allow for seasonal agricultural signs which are freestanding, temporary portable signs to be used by local farms. The application also increases the maximum area of permanent farm signs from 6 square feet to 12 square feet.
 - C. **PZ1510SUP & GPP Open Door Baptist Church** - Special Use Permit and Groundwater Protection Permit applications for construction of an approximately 60' x 110' addition with a 30' x 40' connecting structure to existing church building. Property located at 475 Pequot Trail, Pawcatuck. Assessor's Map 60 Block 1 Lot 1F. Zone RR-80.

9. Future Public Hearing(s):

- A. **PZ1505SUP & CAM Roland Pampel & Alban Pampel III Trust (Stonington Boathouse, LLC)** – Special Use Permit and Coastal Area Management applications for construction of an approximately 6,140 square foot commercial building to be used as a 250-seat event facility. Proposal includes driveway & parking, storm drainage system, well, subsurface sewage system, and site landscaping. Property located between 786 & 804 Stonington Rd., Stonington. Assessor's Map 75 Block 2 Lot 3. Zones GC-60 & RC-120. *Public Hearing Scheduled for 5/19/15.*

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 MAY - 1 PM 2:28
CYNTHIA LADWIG
TOWN CLERK