



Town of Stonington Planning and Zoning Commission

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David Rathbun
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Curtis Lynch
Vice Chair

Frances Hoffman
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Gardner Young
Member

Shaun Mastroianni
Member

Harry Boardsen
Alternate

Lynn Conway
Alternate

Agenda items are on file for public review in the Stonington Department of Planning
152 Elm Street
Stonington
860.535.5095
dop@stonington-ct.gov

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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16 NOV 14 PM 12:50

CYNTHIA LADWIG
TOWN CLERK

AGENDA

Regular Meeting
November 15, 2016

Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 8/2/16)
 - Lynn Conway (seated 11/1/16)
3. Minutes:
 - #1577, October 18, 2016, approved as amended, not signed
 - #1578, November 1, 2016
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 1. EDC Research Report: Short Term Rentals (STR), AirBNB and VRBO in Stonington
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Proposed modifications to special use permit/site plan for solution to McQuade's appeal of PZC's approval of Denison Pequotsepos Nature Center application PZ1418SUP & CAM.
 2. **16-267ZON Mystic Seaport Museum, Inc.** – Zoning permit application to construct a 10' x 5' deck and dormer for new doorway for egress to adjoining building. Property located within 75 Greenmanville Ave. site. Assessor's Map 173 Block 1 Lot 1. Zone MHD.
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.

MEETING PROCEDURES

PUBLIC HEARINGS

Public hearings are an opportunity for public participation during the review of a development proposal.

Applicants will make an initial presentation. The public can then speak "in favor," "in opposition," or under "general comments." A sign-up sheet is located at the main entrance. Participants are not required to sign up, however, the list will be used to organize the order of interested speakers.

Any questions will be addressed as part of the applicant's rebuttal. Once a public hearing has been closed, neither the applicant nor the public can participate in the proceedings.

NEW SUBMITTALS

No action will be taken on these items. New submittals require routing to other town agencies, and in some instances will be scheduled for a public hearing at a later date.

8. Public Hearing(s): 7:30 p.m.
 - 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.
9. Future Public Hearing(s):
 - A. **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.*
10. New Submittal(s):
 - A. **PZ1625SPA Martin Olson Irrevocable Trust** – Site Plan Application for a 1,900 square foot addition and interior reconfiguration to Go Fish restaurant structure. Proposal includes interior partitioning to reduce overall square footage of existing restaurant to create space for an undesignated future tenant. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80.