



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – January 20, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
JAN 16 PM 2:00
CYNTHIA LAOWI
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 1/13/15)
 - Shaun Savoie (seated 10/21/14)
3. Minutes: #1529, November 18, 2014; #1531, December 16, 2014; #1532, January 6, 2015; #1533, January 13, 2015
4. Commission Initiatives:
 - A. Discussion of 2014 Plan of Conservation and Development
 - B. 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:
6. Correspondence:
7. Old Business:
 - A. **PZ1417SD Woods Road Development, LLC** - Subdivision application for a 2-lot subdivision of a 10.8 acre parcel. Property located on the southerly side of Pequot Trail., Stonington. Assessor's Map 96 Block 3 Lot 4. Zone GBR-130.
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing(s):
 - A. **PZ1418SUP & CAM Denison Pequotsepos Nature Center, Inc.** - Special Use Permit & Coastal Area Management Review applications for the creation of a nature & heritage center. Site improvements include parking, sidewalks, trails, indoor and outdoor educational areas, and event spaces. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40. *Public hearing continued to 2/3/15.*
 - B. **PZ1419SUP Mystic Junction, LLC (Mystic Performance Workshop Fndtn.)** - Special Use Permit application for change of use from Retail to Community Center. The proposal will provide young people with an educational curriculum in the Arts, consisting of labs conducted in small groups of less than 10 persons at a time. Activities will be conducted in Units A, B & C of the structure. Property located at 40 Washington St., Mystic. Assessor's Map 174 Block 19 Lot 2. Zone LS-5. *Rescheduled to 2/3/15.*
10. New Submittal(s):

- A. **PZ1501ZC Town of Stonington PZC** - Zoning Map Amendment to reverse a Zoning Map error on 4 properties on the west side of Jackson Ave., Mystic. Properties include 14, 20, 22, and 24 Jackson Ave. Assessors Map 182, Block 1, Lots 1-4. Current zoning districts of lots are LS-5 & RC-120. Propose lots be corrected to zoning districts RH-10 & RC-120.

- B. **PZ1502CAM Patrick & Sheila Herlihy** – Coastal Area Management Review for demolition & removal of an existing one-story single family residence and construction of a new two-story SFR. Property located at 365 River Rd., Pawcatuck. Assessor's Map 8 Block 3 Lot 3. Zone RR-80.

- C. **PZ1503SUP Stonington Vineyards, Inc.** - Special Use Permit application requesting extension of the 9:00PM limitation of amplified music to 10:00PM, in accordance with the Town of Stonington Noise Ordinance. Amend PZ9742SUP stipulation of approval #1 to reflect extension to 10:00PM. Property located at 523 Taugwonk Rd., Stonington. Assessor's Map 68 Block 1 Lot 1. Zone GBR-130.

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.