



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – February 3, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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15 JAN 30 PM 3:37
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 1/20/15)
 - Shaun Savoie (seated 10/21/14)
3. Minutes: #1529, November 18, 2014, approved, not signed; #1531, December 16, 2014, approved, not signed; #1532, January 6, 2015; #1533, January 13, 2015; #1534, January 20, 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:
 1. **15-014ZON Cheryl Pelcher** – Zoning Permit Application to permit the temporary location of a 12' x 60' mobile home due to a house fire. Property located at 9 Oriole St., Pawcatuck. Assessor's Map 36 Block 7 Lot 12. Zone RA-20.
 2. **William Sweeney, Esq. (Merrily Connery)** - Informal workshop to discuss the conceptual design and garner input for the possible redevelopment & adaptive reuse of a former gasoline service station into a wine bar/café. Property located at 30 Broadway Ave., Mystic. Assessor's Map 174 Block 18 Lot 10. Zone LS-5.
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.
 - B. **PZ1502CAM Patrick & Sheila Herlihy (Peter Springsteel)** – 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.
8. Public Hearing(s): 7:30 p.m.
 - 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 from 1/6/15.

9. Future Public Hearing(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. *Public Hearing scheduled for 3/17/15.*

- B. **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. *Public Hearing scheduled for 3/3/15.*

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.