



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Regular Meeting – February 17, 2015**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 1/20/15)
  - Shaun Savoie (seated 2/3/15)
3. Minutes: #1532, January 6, 2015, approved, not signed; #1533, January 13, 2015; #1534, January 20, 2015; #1535, February 3, 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.
  - C. Discussion of draft regulations for Seasonal Agricultural Signs.
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. Denny Smith - Informal workshop regarding an "Intentional Community" for Stonington.
    2. **Sea Research Foundation (Mystic Aquarium)** – Request for clarification of the required permitting process for a proposed Food Truck Rally to be held in the Mystic Aquarium main parking lot from 4:00pm to 9:30pm on 5/15/15, and from 11:00am to 4:00pm on 5/16/15.
6. Correspondence:
7. Old Business:
  - A. **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 2/3/15.*
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

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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.*

10. New Submittal(s):

- A. **PZ1504SPA Mechanic Street Associates (David Snediker)** – Site Plan Application for construction a 3,480 SF structure to accommodate the expansion of existing Assembly use, and associated parking, drive, utilities, and landscaping site improvements. Property located at 22 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 2. Zone DB-5.

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.