



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

**Frances Hoffman**  
Secretary

**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.

## AGENDA

**Special Meeting  
March 7, 2017**

Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 2/7/17)
  - Lynn Conway (seated 2/21/17)
3. Minutes:
  - #1585, February 21, 2017
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **CGS 8-24 Review** – Board of Selectmen request for an 8-24 Review for a WPCA easement within the Town of Stonington’s right of way for a private sewer line to the owners of 7 Mark St., Pawcatuck. Assessor’s Map 12 Block 14 Lot 1. Zone RA-15.
6. Correspondence:
7. Old Business:
  - A. **PZ1701BR 30 Extrusion, LLC (Carl Bardy, Jr.)** – Bond Release/Reduction application for work performed for the construction of a 28,700± square foot mini-warehouse storage facility. Property located at 30 Extrusion Dr., Pawcatuck. Assessor’s Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.
  - B. **PZ1703SPA Coast Guard Academy Foundation, Inc.** – Site Plan Application for the creation of a rear lot. Property located at 394 Taugwonk Rd., Stonington. Assessor’s Map 69 Block 1 Lot 3. Zone GBR-130.

RECEIVED FOR RECORD  
 STONINGTON, CT  
 17 MAR - 6 PM 1:50  
 CYNTHIA LADWIG  
 TOWN CLERK

## 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 signup 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.

- C. **PZ1704BR Richard Fiore (Fiore Properties, LLC)** - -- Bond Release/Reduction application for work performed for the construction of two 45' x 90' residential/commercial buildings & associated improvements. Properties located at 110 & 116 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 7 & 8. Zone LS-5.
8. Future Public Hearing(s): 7:30 p.m.
- A. **PZ1702ZC Stone Acres Farm, LLC** - Master Plan Zone Change application from the existing RR-80 zone to the Agricultural Heritage District (AHD) zone. The proposed master plan seeks to revitalize and preserve the property and to stimulate economic activity by creating a campus for food, education, and events. The subject site, Stone Acres Farm, is located at 381 North Main St., Stonington, CT. Assessor's Map 81 Block 1 Lot 2. Zone RR-80. *PH scheduled for 3/21/17.*
- B. **PZ1705RA & ZC Stonington PZC** - Create a new Heritage Mill (HM) Zoning District, change three properties from M-1 to HM (82 Mechanic St. - Map 4 Block 7 Lot 15; 100 Mechanic St. - Map 4 Block 7 Lot 16; & 150 Mechanic St. - Map 4 Block 7 Lot 17), and change several properties from M-1 to DB-5 (2 Prospect St. - Map 4 Block 17 Lot 3; 66 Prospect St. - Map 4 Block 18 Lot 3A; 8-10 Palmer St. - Map 4 Block 17 Lot 2; 85 Mechanic St. - Map 4 Block 17 Lot 1; 87-89 Mechanic St. - Map 4 Block 17 Lot 9; 99 Mechanic St. - Map 4 Block 17 Lot 6; Mechanic St. - Map 4 Block 17 Lot 7; Mechanic St. - Map 4 Block 17 Lot 8; Mechanic St. - Map 4 Block 18 Lot 4; Prospect St. - Map 4 Block 17 Lot 4; Prospect St. - Map 4 Block 17 Lot 5), Pawcatuck. *PH scheduled for 4/18/17.*
- C. **PZ1706SUP Sea Research Foundation, Inc.** - Special Use Permit application for a new 18,050 SF office building, installation of a walk-in freezer, relocation & expansion of propane tanks, parking lot modifications, landscaping, and associated site improvements. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2. Zone TC-80. *PH scheduled for 3/21/17.*