



**Town of Stonington
Planning and Zoning Commission**

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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.

AGENDA

**Regular Meeting
April 18, 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:
 - #1587, March 16, 2017; #1588, March 21, 2017; #1589, April 4, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **17-063ZON JBRV, LLC** – Zoning Permit application for exterior façade and interior renovations of auto dealership building. Property located at 72 Jerry Browne Rd., Mystic. Assessor's Map 164 Block 2 Lot 3. Zone GC-60.
 2. **PZ1132SUP Clara M. Coogan Trust (Masonicare)** – Request approval to change previously approved construction of concrete walks and curbs to bituminous walks and curbs. Property located at 45 Clara Drive, Mystic. Assessor's Map 172 Block 2 Lot 5B. Zone RM-15.
6. Correspondence:
7. Old Business:
 - A. **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.
 - B. **PZ1708SD Natasha Neef (Peter Gardner)** – Subdivision application for the creation of two (2) lots. Property located at 123 Wolf Neck Rd., Stonington, CT. Assessor's Map 140 Block 1 Lot 2A. Zone RR-80.

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.

8. Public Hearing(s): 7:30 p.m.
 - A. **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. *Continued from 3/21/17 meeting.*
 - B. **PZ1705RA & ZC Stonington PZC** – Regulation text amendment to create a new Heritage Mill (HM) Zoning District, and map amendment to 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.
9. Future Public Hearing(s):
 - A. **PZ1707RA Martin Olson Irrevocable Trust** – Regulation Text Amendment to increase the maximum height and floor area ratio permitted within the Tourist Commercial (TC-80) zoning district. *PH scheduled for 5/2/17*
10. . New Submittal(s):
 - A. **PZ1709SUP Martin Olson Irrevocable Trust (C. Regan)** - Special Use Permit application to create 12,226 SF of space for a financial services office. The proposal includes a 2,871SF addition to the structure (Building 22), that was previously approved for reconfiguration to downsize an existing restaurant to create a second leasable area. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80.
 - B. **PZ1710SUP McQuade's Mystic, LLC** - Special Use Permit application to amend existing special use permit to allow the sale of beer and wine within existing cafeteria for on-site consumption. Property located at 14 Clara Drive, Mystic. Assessor's Map 164 Block 4 Lot 3. Zone TC-80.
 - C. **PZ1711SUP Martin Olson Irrevocable Trust (Jealous Monk)** – Special Use Permit application to allow a 36-square foot sign on the building side facing Coogan Blvd. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80.,.