



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – June 2, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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15 MAY 29 PM 3:17
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - David Rathbun
 - Gardner Young (seated 4/21/15)
 - Shaun Savoie (seated 5/19/15)
3. Minutes: #1540, April 21, 2015; #1541, April 28, 2015; #1542, May 4, 2015; #1543, May 7, 2015; #1544, May 19, 2015.
4. Commission Initiatives:
 - A. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
 - B. Discussion of the interpretation of the mean high water line versus the coastal jurisdiction line for measurement of the 100' Non Infringement Area.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m. (Decisions may follow hearings)
 - A. **PZ1510SUP & GPP Open Door Baptist Church** - Special Use Permit and Groundwater Protection Permit applications for construction of an approximately 60' x 110' addition with a 30' x 40' connecting structure to existing church building. Property located at 475 Pequot Trail, Pawcatuck. Assessor's Map 60 Block 1 Lot 1F. Zone RR-80. *Continued from 5/19/15.*
9. Future Public Hearings(s):
 - A. **PZ1505SUP & CAM Roland Pampel & Alban Pampel III Trust (Stonington Boathouse, LLC)** – Special Use Permit and Coastal Area Management applications for construction of an approximately 6,140 square foot commercial building to be used as a 250-seat event facility. Proposal includes driveway & parking, storm drainage system, well, subsurface sewage system, and site landscaping. Property located between 786 & 804 Stonington Rd., Stonington. Assessor's Map 75 Block 2 Lot 3. Zones GC-60 & RC-120. *Public Hearing Scheduled for 6/16/15.*

- B. **PZ1511SUP & GPP Thomas & Helene Ozycz (Horses Healing Humans)** - Special Use Permit and Groundwater Protection Permit applications to permit use as a non-profit equine-assisted activities and therapy facility. Property located at 340 New London Turnpike, Stonington. Assessor's Map 138 Block 3 Lot 1. Zone GBR-130. *Public Hearing Scheduled for 6/16/15.*

- C. **PZ1512SUP Mall, Inc. (William Dougherty)** - Special Use Permit application for interior alterations to Olde Mistick Village Cinemas to increase the number of theaters from 3 to 4 and for approval of a liquor permit for a beer & wine concession. Property located at 27 Coogan Boulevard, Mystic. Assessor's Map 164 Block 3 Lot 1 Unit 15. Zone TC-80. *Public Hearing Scheduled for 7/21/15.*

- D. **PZ1513SUP JBRV, LLC (Rob Valenti)** - Special Use Permit application for the proposed development of an approximate 1,446 square foot addition to be used for additional truck lifts and parts storage at the existing Ford dealership. Property located at 72 Jerry Browne Rd., Mystic. Assessor's Map 164 Block 2 Lot 3. Zone GC-60. *Public Hearing Scheduled for 7/21/15.*

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.