



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – September 15, 2015
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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15 SEP 14 PM 1:51
CYNTHIA LAOWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - David Rathbun
 - Shaun Savoie Mastroianni (seated 8/4/15)
 - Gardner Young (seated 8/4/15)
3. Election of Officers
4. Minutes: #1549, August 18, 2015; #1550, September 1, 2015
5. Commission Initiatives:
 - A. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - B. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
 - C. Discussion of food truck and special event regulations.
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **15-184ZON Rox Riv Realty, LLC (Gary Birkhamshaw)** – Zoning permit application for change of use for suites 101 & 102 from Restaurant (Lazy Burrito) & Retail (Hanes) to Personal Services (Up Fitness), and associated sign. Property located at 12 Coogan Blvd., Mystic. Assessors Map 164 Block 4 Lot 1. Zone TC-80.
7. Correspondence:
8. Old Business:
 - A. **PZ1519BR Mystic Cycle Center** – Bond Reduction/Release application for work associated with PZ0252SUP & CAM and IW#04-07 (IW#02-02) for construction of a 5,000 sf retail building wetlands mitigation requirement (USACE). Property located at 25 Stonington Rd., Mystic. Assessors Map 161 Block 27 Lot 1A. Zone GC-60.
9. Public Hearing(s): 7:30 p.m.
10. Future Public Hearing(s):
 - A. **PZ1518SUP & CAM Ocean Community YMCA** - Special Use Permit and Coastal Area Management applications for construction of a 12,500± sq. ft. addition to structure and the creation of additional parking to the rear of the building. Properties located at 1 Harry Austin Drive & Harry Austin Drive, Mystic. Assessors Map 160 Block 6 Lots 11 & 14. Zone RC-120. *Public Hearing Rescheduled to 10/20/15.*

11. New Submittal(s):

- A. **PZ1520RA Town of Stonington PZC** – Regulation Amendment for the rewrite of the Town’s Subdivision Regulations to provide clarification, conformance to State Statutes, and consistency with the Town’s Technical Standards.

- B. **PZ1521RA LCS-Westminster Partnership (Stoneridge)**- Regulation Amendment to allow medical and/or nursing facilities, clinics for prospective occupants/residents of Congregate Living Facilities.

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.