



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting
October 4, 2016
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 8/2/16)
 - Lynn Conway (seated 9/6/16)
3. Election of Officers
4. Appointment of PZC Commissioner to the POCD Implementation Committee.
5. Minutes: #1573, August 16, 2016; #1574, September 6, 2016
6. Commission Initiatives:
 - A. Discussion of proposed Regulation Amendment for zoning map amendment master plan process and requirements.
 - B. Discussion of comprehensive update to Zoning Regulations
7. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of the Town's Standard Zoning Enforcement Procedures document
 2. Clarification of the dwelling unit definition (ZR 1.2.2)
 3. Discussion of sign enforcement.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ0719SD Aborn Smith** – Request 5-year extension of **PZ0719SD Aborn D. Smith** 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15.
 2. **PZ0053SUP Coogha, LLC (Jeffrey Pucci)** – Extend prior approval to renovate and rehabilitate building by construction of 6 apartments. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1 Block 4 Lot 6. Zone DB-5.
 3. **Stone Acres, LLC (Atty W. Sweeney)** - Request for informal workshop for the development of the Agricultural Heritage District, a new master plan proposal for Stone Acres Farm. Property located at intersection of 381 North Main St., Stonington. Assessor's Map 81 Block 1 Lot 2. Zone RR-80.
 4. **Greylock Property Group, LLC (Atty W. Sweeney)** - Request for informal workshop for the development of a new master plan proposal for former Mystic Color Lab. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.

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5. **PZ1416SUP & CAM Denison Pequotsepos Nature Center, Inc.** – Event/function proposal as per approval stipulation of Special Use Permit & Coastal Area Management Review. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RM-40.
 6. **16-229ZON Sean C. McGill** – Request expansion of parking lot at motor vehicle dealership. Property located at 8 Chase St., Pawcatuck. Assessor's Map 4 Block 5 Lot 7. Zone LS-5.
8. Correspondence:
 9. Old Business:
 - A. **PZ1618CAM Jeanne Hamilton** - Coastal Area Management Review application for construction of a 3-bedroom single family residence with on-site sewage disposal system, stormwater drainage improvements, and grading. Property located at 28 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.
 - A. **PZ1621BR Toll Bros. Old Mystic Estates**– Bond Reduction/Release application for off-site drainage work associated with PZ0360SD, SUP & GPP Meehan. Request full release of E&S Bond 15-005 (\$25,400.00) & a reduction of Performance Bond 15-006 from \$336,979.00 to \$43,954.00). Property located at 12 Michelle Lane, 102 Whitehall Ave. & 6 Whitehall Pond. Assessor's Map 165 Block 3 Lots 1A & 2 and Map 148 Block 3 Lot 3B; Zone GC-60.
 - B. **PZ1622BR Threadmill Acquisition, LLC** - Bond Reduction/Release application for landscaping associated with PZ0902SPM & CAM and PZ0475SPA & CAM applications. Request full release of E&S Bond #14-005 (\$42,500.00). Property located at 12 River Rd., Pawcatuck. Assessor's Map 5 Block 5 Lot 3. Zone IHRD-1. *Withdrawn by applicant.*
 - C. **PZ1623SPA & CAM Peter Fleming & Scott Nye** – Special Use Permit and Coastal Area Management Review applications for conversion of existing 7,000SF storage building to retail use, conversion of 6,050SF retail building to storage use, and relocation of accessory uses and parking. Property located at 786 Stonington Rd., Stonington. Assessor's Map 75 Block 2 Lot 2. Zones GC-60 & RC-120.
 10. Public Hearing(s): 7:30 p.m.
 11. Future Public Hearing (s):
 - A. **PZ1619SUP & GPP TOS West Vine Street School** – Special Use and Groundwater Protection Permit applications for additions and renovations to Pre-K through 5th grades school. Property located at 17 West Vine St., Pawcatuck. Assessor's Map 2 Block 1 Lot 3. Zone GBR-130. *Public Hearing scheduled for 10/18/16.*
 - B. **PZ1620SUP TOS Deans Mill School** – Special Use Permit application for additions and renovations to Pre-K through 5th grades school. Property located at 35 Deans Mill Rd., Stonington. Assessor's Map 124 Block 2 Lot 8. Zone RR-80. *Public Hearing scheduled for 10/18/16.*

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.