



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Special Meeting**  
**Wednesday, November 4, 2015**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Shaun Mastroianni (seated 8/4/15)
  - Harry Boardsen (seated 10/6/15)
3. Minutes: #1551, September 15, 2015, approved, not signed; #1552, October 6, 2015 approved, not signed; #1553, October 20, 2015
4. Commission Initiatives:
  - A. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
  - B. Discussion of 2015 Plan of Conservation and Development Implementation Schedule
  - C. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
5. Reports:
  - A. Staff
  - B. Commission
    1. Discussion of the Town's Standard Zoning Enforcement Procedures document
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Commission interpretation of the Town's Groundwater Protection Regulations in regards to a request from Amerigas to operate a propane dispenser station at Tractor Supply store located at 331 Liberty St., Pawcatuck. Assessors Map 17 Block 3 Lot 3. Zone HI-60.
    2. Economic Development Commission request to the PZC that they act as applicant for a Zoning Regulation Text Amendment to allow Micro Breweries and Brewpubs.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
  - A. **PZ1520RA Town of Stonington PZC (SD Regs)** – 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.
9. Future Public Hearing(s):
  - A. **PZ1521RA LCS-Westminster Partnership (Stoneridge)**- Regulation Amendment to allow medical and/or nursing facilities, clinics for prospective occupants/residents of Congregate Living Facilities.  
*Public Hearing Scheduled for 11/17/15*

RECEIVED FOR RECORD  
STONINGTON, CT  
15 NOV - 2 AM 11:21  
CYNTHIA LADWIG  
TOWN CLERK

- B. **PZ1522SUP-CNU Donna D'Amico (Kathryn Woodworth)** – Special Use Permit for Change of Non-Conforming Use from Office to Personal Services for a salon & day spa. Property located at 62 Greenmanville Ave., Mystic. Assessors Map 173 Block 5 Lot 1. Zone GBR-130.  
*Public Hearing Scheduled for 11/17/15* **APPLICATION WITHDRAWN**

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.