



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

**Frances Hoffman**  
Secretary

**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

**Special Meeting**  
**December 6, 2016**  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD  
STONINGTON, CT  
16 DEC - 5 PM 1:08  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 11/1/16)
  - Harry Boardsen (seated 11/15/16)
3. Minutes:
  - #1577, October 18, 2016, approved as amended, not signed
  - #1578, November 1, 2016
  - #1579, November 15, 2016
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
6. Correspondence:
7. Old Business:
  - A. **PZ1625SPA Martin Olson Irrevocable Trust** – Site Plan Application for a 1,900 square foot addition and interior reconfiguration to Go Fish restaurant structure. Proposal includes interior partitioning to reduce overall square footage of existing restaurant to create space for an undesignated future tenant. Property located at 27 Coogan Blvd., Mystic. Assessor’s Map 164 Block 3 Lot 1. Zone TC-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. **PZ1619SUP & GPP TOS West Vine Street School** – Special Use and Groundwater Protection Permit applications for additions and renovations to Pre-K through 5<sup>th</sup> grades school. Property located at 17 West Vine St., Pawcatuck. Assessor's Map 2 Block 1 Lot 3. Zone GBR-130. *Continued from 11/15/16.*
  - B. **PZ1624RA Stone Acres Farm, LLC** – Regulation Amendment application for the creation of an Agricultural Heritage District (AHD), a floating zone intended to preserve Stonington's cultural landscape, ensure continuation of agricultural industry, and provide an alternative to less desirable development of agricultural lands.
9. Future Public Hearing(s):  
None