



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

**AGENDA**

**Regular Meeting – March 17, 2015**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - David Rathbun
  - Shaun Savoie (seated 2/17/15)
  - Gardner Young (seated 3/3/15)
3. Minutes: #1534, January 20, 2015 approved, not signed; #1536, February 17, 2015; #1537, March 3, 2015
4. Commission Initiatives:
  - A. Discussion of 2015 Plan of Conservation and Development acceptance procedure
  - B. Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **CGS 8-24 Review** - K-12 Building Committee's proposals to renovate and expand Deans Mill and West Vine Street schools.
6. Correspondence:
7. Old Business:
  - A. **PZ1502CAM Patrick & Sheila Herlihy (Peter Springsteel)** – Coastal Area Management Review for demolition & removal of an existing one-story single family residence and construction of a new two-story SFR. Property located at 365 River Rd., Pawcatuck. Assessor's Map 8 Block 3 Lot 3. Zone RR-80.
  - B. **PZ1504SPA Mechanic Street Associates (David Snediker)** – Site Plan Application for construction a 3,480 SF structure to accommodate the expansion of existing Assembly use, and associated parking, drive, utilities, and landscaping site improvements. Property located at 22 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 2. Zone DB-5.
8. Public Hearing(s): 7:30 p.m.
  - A. **PZ1501ZC Town of Stonington PZC** - Zoning Map Amendment to reverse a Zoning Map error on 4 properties on the west side of Jackson Ave., Mystic. Properties include 14, 20, 22, and 24 Jackson Ave. Assessors Map 182, Block 1, Lots 1-4. Current zoning districts of lots are LS-5 & RC-120. Propose lots be converted to zoning districts RH-10 & RC-120.
9. Future Public Hearing(s):
10. New Submittal(s):

RECEIVED FOR RECORD  
STONINGTON, CT  
15 MAR 16 PM 1:54  
CYNTHIA LADWIG  
TOWN CLERK

- 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.
- B. **PZ1506SUP & CAM Gwenmor Marina, Inc.** – Special Use Permit and Coastal Area Management applications for construction of an 11' x 24' restroom/shower facility with six parking spaces (together with additional parking at 12 Roseleah Dr.), associated landscaping, and lighting to provide upland support for 29-slip marina. Properties located at Roseleah Dr. & 12 Roseleah Dr., Mystic. Assessor's Map 175 Block 1 Lot 31 & Assessor's Map 174 Block 21 Lot 1. Zone MC-80.
- C. **PZ1507SPA & CAM Latimer Point Condominium Assoc.** - Site Plan and Coastal Area Management Review applications for proposed deck addition, replacement shed, and enclosure of stairs and landing. Properties located at 15 Center Dr., 1 Center Dr., and 1 Reid Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/24, 154/4/20, & 154/4/7. Zone RM-20.
- D. **PZ1508SUP Stephen F. Simoncini (Merrily G. Connery)** - Special Use Permit application for the conversion and adaptive reuse of an approximately 1,900 square foot automobile service station to a 99-seat wine bar/café including a 30-seat outdoor patio, full service café liquor permit, parking, and landscaping. Property located at 30 Broadway Ave., Mystic. Assessor's Map 174 Block 18 Lot 10. Zone LS-5.
- E. **PZ1509RA Town of Stonington PZC** – Zoning Regulation Text Amendment to allow for seasonal agricultural signs which are freestanding, temporary portable signs to be used by local farms. The application also increases the maximum area of permanent farm signs from 6 square feet to 12 square feet.
- F. **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' x40' connecting structure to existing church building. Property located at 475 Pequot Trail, Pawcatuck. Assessor's Map 60 Block 1 Lot 1F. Zone RR-80.

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.