



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

Regular Meeting
March 21, 2017

Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 2/7/17)
 - Lynn Conway (seated 2/21/17)
3. Minutes:
 - #1586, March 7, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **17-037ZON Goran & Aleksander Subotic** – Zoning Permit application for change of mixed use commercial/residential to residential 2-family. Property located at 9 Allen St., Mystic. Assessor's Map 161 Block 18 Lot 7. Zone LS-5.
6. Correspondence:
7. Old Business:
 - A. **PZ1701BR 30 Extrusion, LLC (Carl Bardy, Jr.)** – Bond Release/Reduction application for work performed for the construction of a 28,700± square foot mini-warehouse storage facility. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.
 - B. **PZ1704BR Richard Fiore (Fiore Properties, LLC)** – Bond Release/Reduction application for work performed for the construction of two 45' x 90' residential/commercial buildings & associated improvements. Properties located at 110 & 116 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 7 & 8. Zone LS-5.

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. **PZ1702ZC Stone Acres Farm, LLC** - Master Plan Zone Change application from the existing RR-80 zone to the Agricultural Heritage District (AHD) zone. ~~The proposed master plan seeks to revitalize and preserve the property and to stimulate economic activity by creating a campus for food, education, and events.~~ The subject site, Stone Acres Farm, is located at 381 North Main St., Stonington, CT. Assessor's Map 81 Block 1 Lot 2. Zone RR-80.
 - B. **PZ1706SUP Sea Research Foundation, Inc.** – Special Use Permit application for a new 18,050 SF office building, installation of a walk-in freezer, relocation & expansion of propane tanks, parking lot modifications, landscaping, and associated site improvements. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2. Zone TC-80. *Applicant requests public hearing be opened and immediately continued to the 4/18/17 meeting.*
9. Future Public Hearing(s):
 - A. **PZ1705RA & ZC Stonington PZC** – Regulation text amendment to create a new Heritage Mill (HM) Zoning District, and map amendment to change three properties from M-1 to HM (82 Mechanic St. - Map 4 Block 7 Lot 15; 100 Mechanic St. – Map 4 Block 7 Lot 16; & 150 Mechanic St. – Map 4 Block 7 Lot 17), and change several properties from M-1 to DB-5 (2 Prospect St. – Map 4 Block 17 Lot 3; 66 Prospect St. – Map 4 Block 18 Lot 3A; 8-10 Palmer St. – Map 4 Block 17 Lot 2; 85 Mechanic St. – Map 4 Block 17 Lot 1; 87-89 Mechanic St. – Map 4 Block 17 Lot 9; 99 Mechanic St. – Map 4 Block 17 Lot 6; Mechanic St. – Map 4 Block 17 Lot 7; Mechanic St. – Map 4 Block 17 Lot 8; Mechanic St. – Map 4 Block 18 Lot 4; Prospect St. – Map 4 Block 17 Lot 4; Prospect St. – Map 4 Block 17 Lot 5), Pawcatuck. *PH scheduled for 4/18/17.*
10. New Submittal(s):
 - A. **PZ1707RA Martin Olson Irrevocable Trust** – Regulation Text Amendment to increase the maximum height and floor area ratio permitted within the Tourist Commercial (TC-80) zoning district.
 - B. **PZ1708SD Natasha Neef (Peter Gardner)** – Subdivision application for the creation of two (2) lots. Property located at 123 Wolf Neck Rd., Stonington, CT. Assessor's Map 140 Block 1 Lot 2A. Zone RR-80.