



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

**AGENDA**

**Regular Meeting**

**June 21, 2016**

**Mystic Middle School**

**204 Mistuxet Ave., Mystic, CT**

RECEIVED FOR RECORD  
STONINGTON, CT  
16 JUN 20 PM 1:03  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 5/2/16)
  - Shaun Mastroianni (seated 5/17/16)
  - Lynn Conway (seated 6/7/16)
3. #1567, May 2, 2016 approved, not signed; #1568, May 17, 2016, approved, not signed; #1569, June 7, 2016
4. Commission Initiatives:
  - A. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
  - B. Discussion of comprehensive update to Zoning Regulations
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. **PZ0667CNU & CAM Masons Island Landing, LLC (Mystic Point)** – Request changes to approved redevelopment of an existing 4.2+/- acre parcel into 5 residential duplexes & 3 single family residences Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.
6. Correspondence:
7. Old Business:
  - 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. *Public Hearing closed 3/1/16.*
  - B. **PZ1606CAM 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.
  - C. **PZ1613BR Denison Pequotsepos Nature Center** – Bond Reduction/Release application for release of

a \$25,078.30 Erosion and Sedimentation control bond posted to satisfy requirements of approved Special Use Permit application PZ1418SUP & CAM. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.

- D. **PZ1608SUP Goran & Desiree Subotic** – Special Use Permit application to extend the current permitted hours of operation to Monday thru Saturday, 9:00 AM to 9:30PM, and Sunday, no later than 8:00 PM. Property located at 325 Mistuxet Ave., Mystic. Assessor's Map 133 Block 6 Lot 5B. Zone RA-40. *Public Hearing closed 6/7/16.*
8. Public Hearing(s): 7:30 p.m.
- A. **PZ1611RA Suzanne R. Moore** – Regulation Amendment to ZR Section 4.3.4 Buffer Requirements to change the buffer requirements in the LS-5 Zone to fifteen (15) feet of screening for a commercial use adjoining a residential zone, and eliminating the screening requirements of ZR Sections 4.3.4.2 and 4.3.4.3.
- B. **PZ1614SUP McQuade's Mystic, LLC (S & K Wilson)** – Special Use Permit application for a recreational facility (escape room adventure), in an existing multi tenant building. Property located at 14 Clara Drive, Mystic. Assessor's Map 164 Block 4 Lot 3. Zone TC-80.
9. Future Public Hearing(s):
- A. **PZ1612SUP Goldenberg & Shanahan, Trustees (Springsteel)** - Special Use Permit application to allow a height exception for an 8-ft high architectural roof feature (cupola) on a single family residence. The decorative feature will not exceed 5% of the subject building footprint, or 200 square feet, whichever is less. Property located at 278 Osbrook Point Rd., Pawcatuck. Assessor's Map 31 Block 1 Lot 13. Zone RC-120. *Public Hearing scheduled for 7/19/16.*
10. New Submittal(s):
- A. **PZ1615SUP 65 Cutler St., LLC (Rusty Sergeant)** - Special Use Permit application to increase off-site shared parking, add 4 on-site masonry paver parking spaces, permit 800 SF of outdoor sales, and formally permit the current uses (assembly, retail, office, personal services, and 1 residential dwelling unit). Property located at 65 Cutler St., Stonington. Assessor's Map 100 Block 12 Lot 1. Zone DB-5.
- B. **16-136ZON & GPP Andrew Halsey (David Snediker)** – Zoning and Groundwater Protection Permit applications for a change of user for Assembly Woodworking. Property located at 35 Campground Rd., Old Mystic. Assessor's Map 167 Block 1 Lot 6. Zone GC-60.
- C. **PZ1616SUP Davis Standard, LLC** – Special Use Permit application for a 15,045 square foot industrial building addition, including utility, stormwater, and site improvements. Property located at 35 Extrusion Dr., & 188 So. Broad St., Pawcatuck. Assessor's Map 36 Block 4 Lots 3 & 4. Zone M-1.
- D. **PZ1617RA Lattizori Development, LLC** – Regulation Amendment to add ZR 7.23 Greenway Development District (GDD), a floating zone governed by a Master Plan. The GDD will encourage open space preservation and economic development by allowing a mixture of uses in a planned setting. GDD eligible zoning districts are: GBR-130, RR-80, and RA-40.

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.