



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

**AGENDA**

**Regular Meeting**

**July 19, 2016**

**Mystic Middle School**

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

RECEIVED FOR RECORD  
STONINGTON, CT  
16 JUL 18 PM 1:12  
CYNTHIA LAOWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 5/2/16)
  - Shaun Mastroianni (seated 6/21/16)
  - Lynn Conway (seated 6/21/16)
3. #1567, May 2, 2016 approved, not signed; #1569, June 7, 2016; #1570, June 21, 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
    2. Clarification of the dwelling unit definition (ZR 1.2.2)
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **PZ0737SUP Alamo, LLC (Alan Contillo) – Request additional extension of approved site plan** for the conversion of an existing structure into offices, construction of a 2-story (30' x 66') addition & a 4,950 sq. ft. 1-story building, including associated, parking, drainage, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington, CT. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.
    2. **CGS 8-24 Review: Mystic River Boathouse Park** – The Town of Stonington seeks to acquire 123 Greenmanville Avenue (Connecticut Route 27), Mystic and convert the 1.5-acre site into a public park to provide a place for additional non-motorized water sports along the Mystic riverfront, serving as an exceptional location for passive recreation and active water sports (e.g., kayak, rowing).
    3. **PZ1203SUP & GPP TFB3 LLC – Request approval for minor grading and retaining wall changes to previously approved** Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, storage shed/garage, parking, and associated improvements. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80.

4. **ZON16-158 Pawcatuck Fire District** – Zoning Permit application for a 12' x 24' addition to the Pawcatuck Fire House in order to extend one bay for vehicle storage. Property located at 33 Liberty Street, Pawcatuck. Assessor's Map 1 Block 3 Lot 14, Zone DB-5.
  5. **ZON16-163 Phyllis Borges (Verizon Wireless)** -- Zoning Permit application for installation of a wireless antenna within the cupola of an accessory structure. Property located at 212 Deans Mill Rd., Stonington. Assessor's Map 134 Block 2 Lot 1 Zone GBR-130.
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. **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.
8. Public Hearing(s): 7:30 p.m.
- 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.
  - B. **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.
  - 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.
9. Future Public Hearing(s):
- A. **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. *Public Hearing scheduled for 8/2/16.*

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.