



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

**AGENDA**  
**Regular Meeting**  
**August 16, 2016**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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16 AUG 15 PM 1:34  
CYNTHIA LADWIG  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 8/2/16)
  - Shaun Mastroianni (seated 7/19/16)
  - Lynn Conway (seated 6/21/16)
3. #1570, June 21, 2016 approved, not signed; #1571, July 19, 2016 approved, not signed; #1572, August 2, 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. **16-188ZON Peter Fleming & Scott Nye** – Request approval for interior changes (630SF 2<sup>nd</sup> floor mezzanine) to existing retail building. Property located at 786 Stonington Rd., Stonington. Assessor's Map 75 Block 2 Lot 2, Zones GC-60 & RC-120.
    2. **PZ1203SUP & GPP TFB3 LLC** – Request modification to landscaping plan for 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.
6. Correspondence:
7. Old Business:
  - A. **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. **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. *Continued from 8/2/16.*
9. New Submittal(s):
- A. **PZ1618CAM 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.
- B. **PZ1619SUP TOS West Vine Street School** – Special Use Permit application 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.
- C. **PZ1620SUP TOS Deans Mill School** – Special Use Permit application for additions and renovations to Pre-K through 5<sup>th</sup> grades school. Property located at 35 Deans Mill Rd., Stonington. Assessor's Map 124 Block 2 Lot 8. 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.