



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

**AGENDA**

**Special Meeting  
September 6, 2016**

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

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. #1572, August 2, 2016, approved, not signed; #1573, August 16, 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 proposed Regulation Amendment for zoning map amendment master plan process and requirements.
  - C. 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)
    3. Discussion of sign enforcement.
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Town Attorney Tom Londregan Reference No. 2341: Interpretation of ZR 2.13.3.1 Demolition of Historic Buildings.
    2. **PZ1616SUP Davis Standard, LLC** – Request changes to previously approved 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.
    3. **16-207ZON Mystic Seaport Museum** – Zoning Permit application to permit a temporary accessory storage structure to enclose the Mayflower II for ship preservation work. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173 Block 1 Lot 1. Zone MHD.
    4. **PZ1132SUP & CAM** – Request change to approved site plan to facilitate a larger-sized (30,000 gallon) and relocation of propane tank at Masonicare at Mystic Senior Living facility construction. Property located at 45 Clara Dr., Mystic. Assessor's Map 172 Block 2 Lot 5B. Zones RM-15, RA-20, & RA-40.
6. Correspondence:

RECEIVED FOR RECORD  
STONINGTON, CT  
16 SEP - 2 PM 1:43  
CYNTHIA LADWIG  
TOWN CLERK

7. Old Business:
  - 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.
8. Public Hearing(s): 7:30 p.m.
9. Future Public Hearing (s):
  - A. **PZ1619SUP & GPP TOS West Vine Street School** – Special Use and Groundwater Protection Permits 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. *Public Hearing scheduled for 10/18/16.*
  - B. **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. *Public Hearing scheduled for 10/18/16.*

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.