



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378



PZC

AGENDA

Regular Meeting

December 15, 2015

Mystic Middle School

204 Mistuxet Ave., Mystic, CT

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15 DEC 14 AM 8:51
CYNTHIA LADWIG
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Shaun Mastroianni (seated 11/17/15)
 - Harry Boardsen (seated 12/1/15)
3. #1554, November 4, 2015, approved, not signed; #1555, November 17, 2015, approved, not signed; #1556, December 1, 2015
4. Commission Initiatives:
 - A. Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
 - B. Discussion of 2015 Plan of Conservation and Development Implementation Schedule
 - C. Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under section 6.1.2.6.1.
 - D. Economic Development Commission request to the PZC that they act as applicant for a Zoning Regulation Text Amendment to allow Micro Breweries and Brewpubs.
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. **PZ1132SUP & GAM Clara M. Coogan Trust** – Special Use Permit & Coastal Area Management Review applications for phased development of a 245-unit Congregate Living Facility (Masonicare) on 18.02 acres to be created through subdivision of a ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40. **Request approval for changes to site plan and architectural design.**
 2. **Eversource Energy** – Request to install a gate to utility easement along a designated Scenic Road. Property located at 243 North Stonington Rd., Stonington. Assessor's Map 146 Block 1 Lot 10. Zone RA-20.
6. Correspondence:

7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - 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 continued from 11/4/15.*
9. Future Public Hearing(s):
 - A. **PZ1524RA Andrew Rodgers (Micro Brewery_Brewpub)** - Regulation Text Amendment application to add Micro Brewery/Brewpub as a use allowed by Special Permit in DB-5, LS-5, and M-1 zoning districts. *Public Hearing scheduled for 1/5/16.*
 - B. **PZ1525SUP Mall, Inc. (Chris Regan)** – Special Use Permit Application for *Vault Coffee Roasters* coffee shop with 52 indoor seats and 10 seasonal outdoor seats in former retail space. Property located at 27 Coogan Blvd., Building 26A & B., Mystic. Assessor’s Map 64 Block 3 Lot 1B. Zone TC-80. *Public Hearing scheduled for 1/5/16.*
 - C. **PZ1526SUP & CAM Ocean Community YMCA** - Special Use Permit and Coastal Area Management applications for construction of a 12,500± sq. ft. addition to structure and the creation of additional parking to the rear of the building. Properties located at 1 Harry Austin Drive & Harry Austin Drive, Mystic. Assessors Map 160 Block 6 Lots 11 & 14. Zone RC-120. *Public Hearing scheduled for 1/19/16.*
10. New Submittals(s):
 - A. **15-247ZON & GPP Center Crossing Realty LLC** – Zoning Permit and Groundwater Protection Permit applications to permit change of manufacturing user and associated signage. Property located at 77 Stillman Ave., Pawcatuck. Assessor’s Map 2 Block 2 Lot 13. Zone RH-10.

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.

CANCELLED