

AGENDA
PLANNING COMMISSION
NOVEMBER 22, 2016 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. October 25, 2016*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

1. Mystic Weigh Subdivision - Phase 1 and 2, Flanders Road - Release of Bond*

V. SITE PLANS

1. The Sandbox (SIT16-12), 1500 Gold Star Highway - Site plan modification

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Zoning Commission Referral for Public Hearings on December 7, 2016*
 - a. SPEC350, Argia Cruises (CAM), 39-41 West Main Street - Return of the Schooner Argia and her business to Steamboat Wharf*
 - b. SPEC351, Mystic Emporium, 15 Water Street - Re-establish approval of use of basement level for restaurant use*
2. Town of Stonington Referral for a Public Hearing on December 6, 2016 - Application PZ1624RA Stone Acres Farm, LLC Regulation Amendment for the creation of an Agricultural Heritage District (AHD)*
3. Report of Commission
4. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

1. Update current OPDS projects/activities

X. ADJOURNMENT

Next regular meeting: December 13, 2016

* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES
PLANNING COMMISSION
OCTOBER 25, 2016 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Pritchard, Steinfeld, Kane, Munn, Zed
Alternate members present: Fitzgerald, Tarbox (7:03)
Absent:
Staff present: Glemboski, Silsby

II. APPROVAL OF MINUTES

1. September 13, 2016

MOTION: To adopt the minutes of September 13, 2016

Motion made by Steinfeld, seconded by Munn, so voted unanimously, as amended.

III. PUBLIC COMMUNICATIONS

Joan Smith, 37 Island Circle South, a member of Groton Open Space Association (GOSA) expressed concerns about granting an extension for Start of Construction for the Four Winds at Mystic project, on tonight's agenda. Background information was given about when this project was granted site plan approval. She spoke about Active Senior Housing and Residential Life Care regulations. Ms. Smith pointed out stipulations previously made by the Wetlands Agency. She recommended that the Planning Commission take into consideration the most current zoning regulations and not approve this request for extension of Start of Construction.

IV. SUBDIVISIONS

1. East Farm Subdivision, Noank Road - Acceptance of Public Improvements and Reduction of Bond

Staff stated that the Town engineer has reviewed the site. He noted that improvements are not ready to be accepted, though the bond could be reduced to 10%.

MOTION: To reduce the East Farm Subdivision performance bond to the 10% maintenance amount of \$5,830.

Motion made by Pritchard, seconded by Kane, so voted unanimously

V. SITE PLANS

1. Four Winds at Mystic, 0 Noank Ledyard Road - Request for Extension for Start of Construction

Clinton Brown, DiCesare Bentley Engineers, representing the applicant, explained that Mr. Bonvie and Attorney Londregan were slated to attend tonight's meeting but have not arrived. Mr. Brown reviewed the request for a 1-year start of construction

extension. He stated that the project was approved in 2004 and has not begun due to economic difficulties. Information was given about the Army Corp of Engineers' permitting process and the problems that have arisen. He stated that the latest permit was granted by the Army Corp of Engineers in August 2016. He appreciates Mrs. Smith's comments, but added that her concerns were dealt with prior to site plan approval in 2004. Mr. Brown understands that this property is quite unique. He apologized for the absence of Mr. Bonvie and Attorney Londregan.

Staff reviewed the discussion held during the last extension that was granted in March 2016, noting that at that time, the Planning Commission decided to grant an 8 month extension to get their plans recorded and start construction. At this point in time, their plans have not been recorded. The applicant is requesting a one-year extension until November 26, 2017.

Inquiries were made about what changes have been made to the zoning regulations since this project was first approved in 2004. It was noted that public safety and utility considerations were reviewed at the time of approval. Specifics were given about the Army Corp of Engineers involvement and its permitting process.

In regards to Munn's inquiry, Ms. Smith gave information about how the new active senior housing regulations differ from residential life care facility regulations.

Discussion followed about the pros and cons of not granting an extension. It was noted that the actual site plan is valid until March 26, 2020. Tarbox expressed concerns that the plans have not yet been filed and this project has not begun. Additional information was given about what the Army Corp of Engineers requires and the process that they follow. Staff stated that the Wetlands permit is valid until April 19, 2019.

A suggestion was made to delay making a decision until the next meeting on November 22, 2016. Discussion followed about the pros and cons of waiting.

Staff stated that the zoning regulations have changed. The applicant would meet the density requirements but may not meet the product type requirements under the current zoning.

Mr. Brown noted the potential of having the maps recorded within six months.

A suggestion was made to consult with the Town Attorney about the extension.

MOTION To grant a six-month start of construction extension until May 26, 2017 for the Active Adult LLC (Four Winds at Mystic) site plan, Noank Ledyard Road

Motion made by Pritchard, seconded by Steinford, so voted unanimously.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Referral from the Zoning Board of Appeals for a Public Hearing on November 9, 2016 - ZBA#16-14 - 25 Amherst Court, William and Susan Parsons/Owners, Advanced Improvements, LLC/Applicant

Staff reviewed the project and noted the setbacks.

The Planning Commission had no comment.

2. Adoption of 2017 Meeting Schedule

Motion made by Munn, seconded by Zod, so voted unanimously.

3. Report of Commission

Steinford inquired about trucks and work being done on the sidewalk in front of Central Hall. Staff will inquire with the building official.

Steinford inquired about 420 Long Hill Road and wood chips being on site.

Fitzgerald referred to an article about an Airport Development Zone wanting to extend the manufacturing area within 2 miles of the airport. Discussion followed about the radius and spot zoning. He feels that the Planning Commission should be told what part of the town would be affected by this change. Staff will gather information from the Economic and Community Development Manager and report back to the Commission. She noted that the zoning will not change and this is a tax incentive program.

An inquiry was made about the high speed rail being proposed in this region and concerns were expressed about the impact to area properties and businesses. Staff stated that there is a federal preliminary plan for this project. She will address this concern with the Economic and Community Development Manager, who has been working on this project. Fitzgerald feels that the Planning Commission should have been given plans and information on this proposal.

4. New Applications - None

VIII. REPORT OF CHAIRMAN

Pritchard attended an FOIA presentation. All are welcome to attend the upcoming Council of Governments regional planning meeting scheduled for November 7, 2016. In regards to the federal rail association, he inquired if there is a policy for Planning staff sharing information with the Planning Commission.

IX. REPORT OF STAFF

Staff stated that an advertisement has gone out for the vacant position of Code Enforcement/Planner I. In regards to the Water Resource Protection District regulations, the Zoning Commission has been reviewing them with the consultant. A referral for the Water Resource Protection District (WRPD) zone text amendments will be made to the Planning Commission at a meeting in December. The Capital Improvement Plan will be added to a December meeting. She reminded the Commission that the only meeting in November will be held on the 22nd. She stated that

an Administrative Site Plan was submitted for renovations to Wendy's on Long Hill Road.

An inquiry was made as to what involvement Town Staff has in the selection of trees that are being planted at the shopping plaza in Groton.

Kane shared that he took a boat tour out of Newport recently, whereby he visited five windmills that are being built on Block Island. He referred to the planning process that was needed to get these constructed.

X. ADJOURNMENT

Motion to adjourn at 8:20 pm was made by Steinford, seconded by Zod, so voted unanimously.

Margil Steinford, Vice Chairman/Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II

NOT APPROVED

Silsby, Robin

From: Glemboski, Diane
Sent: Thursday, November 10, 2016 9:07 AM
To: Silsby, Robin
Subject: FW: Maintenance Bonds for Mystic Weigh Subdivision

Robin.

Add this to next PC agenda. Mystic Weigh Phase I and 2 , Flanders Road – Release of Bond

Thanks. Diane.

From: Sandra Jones [<mailto:SJones@bankatunited.com>]
Sent: Wednesday, November 09, 2016 9:55 AM
To: Jones, Deborah; Glemboski, Diane; Reiner, Jonathan
Subject: Maintenance Bonds for Mystic Weigh Subdivision

* All,

The Town of Groton accepted the road for Phase 1 and Phase 2 of the Mystic Weigh Resubdivision on November 18, 2015. Accordingly, maintenance bonds of \$165,000.00 and \$20,000.00 respectively were required to stay in place for 12 months. As 12 months has passed, please return both Original Letters of Credit to my attention by November 18, 2016.

If you have any questions, please let me know.

Thank you,

Sandy Jones
Construction Loan Portfolio Officer

unitedbank

United Financial Bancorp, Inc.
(NASDAQ Global Select: UBNK)
1645 Ellington Road
South Windsor, CT 06074
Tel 860-291-3715
Fax 860 291-3690
sjones@bankatunited.com

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*mystic Weigh Subd.
PC 11-22-16*

MEMORANDUM

TO: Planning Commission

FROM: Deborah G. Jones, Assistant Director *DG FOR*

DATE: November 16, 2016

SUBJECT: Referrals for December 7, 2016 Public Hearings:
Special Permit #350, 39-41 West Main Street, Steamboat Wharf (Argia Cruises, LLC, Applicant)
Special Permit #351, 15 Water Street (Gary Hobert, Applicant)

Please be advised that the Town of Groton Zoning Commission will be considering the applications described in the attached Notice of Public Hearings.

This referral is being sent pursuant to Section 8-3a (b) of the Connecticut General Statutes.

DGJ:dlg

Attachment

*SPEC 350
SPEC 351*



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

November 4, 2016

VIA EMAIL
Attention: Legal Ads
The Day
P.O. Box 1231
New London, Connecticut 06320

Please publish the following legal ad on November 25, 2016 and December 2, 2016:

TOWN OF GROTON ZONING COMMISSION NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the following public hearings will be held on December 7, 2016 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #350, 39-41 West Main Street, Steamboat Wharf, PIN 261918309893 and 261918401742, WDD Zone. Proposal is to establish Argia Cruises at dock space at the north end of Steamboat Wharf and office space at 39-41 West Main Street. Review is per Sections 6.3 and 8.3 of the Zoning Regulations (Argia Cruises, LLC, Applicant) (Steamboat Wharf Co. LLC, Owner)(CAM)

Special Permit #351, 15 Water Street, PIN 261918306108, WDD Zone. Proposal is to change the approved use of the basement level from retail to a restaurant. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Gary Hobert, Applicant) (Mystic Museum of Art, Owner)

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 25th day of November 2016 at Groton, Connecticut. (*On second insertion please put "Dated this 2nd day of December 2016 at Groton, Connecticut".*)

Susan Sutherland, Chairperson

Account #30384, P. O. #16000391

If you have any questions, please do not hesitate to contact me at 446-5970.

Sincerely,

Deborah G. Jones
Assistant Director

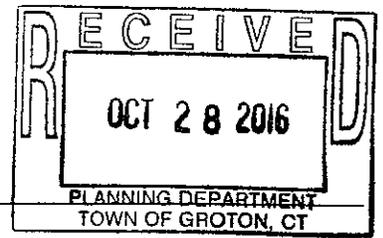
Please note: this should run as a one-column ad fully justified without bolding or additional white space

"SUBMARINE CAPITAL OF THE WORLD"

SPEC 350
SPEC 351



TOWN OF GROTON
LAND USE APPLICATION
Part One



PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

- | | |
|---|--|
| <input type="checkbox"/> SUBDIVISION OR RESUBDIVISION | <input checked="" type="checkbox"/> COASTAL SITE PLAN REVIEW (CAM) |
| <input type="checkbox"/> SITE PLAN | <input checked="" type="checkbox"/> SPECIAL PERMIT |
| <input type="checkbox"/> ADMINISTRATIVE SITE PLAN | <input type="checkbox"/> ZONE CHANGE |
| <input type="checkbox"/> INLAND WETLANDS PERMIT | <input type="checkbox"/> REGULATION AMENDMENT |
| <input type="checkbox"/> INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY | <input type="checkbox"/> VARIANCE/APPEAL |

37-4/11/16
WLS

PROJECT NAME: Argia Cruises 11 West main St,
STREET ADDRESS OF PROPERTY: ~~12 Steamboat Wharf, Mystic~~
IF ADDRESS NOT AVAILABLE, LOCATION: _____
PARCEL IDENTIFICATION NUMBER: _____ ACREAGE: _____ ZONE: _____

PROJECT DESCRIPTION: Return of the schooner Argia and her business to Steamboat Wharf, Mystic.

CORRESPONDENCE WILL BE SENT TO THE PRIMARY APPLICANT AS CHECKED BELOW:
(NAME, ADDRESS, TELEPHONE AND FAX NUMBER)
APPLICANT: Argia Cruises LLC, 15 Holmes St, Mystic CT 06355
EMAIL: amyblumberg@argiamystic.com TELEPHONE: 860-536-0411 FAX: 860-536-0000
APPLICANT'S AGENT (if any): _____
EMAIL: _____ TELEPHONE: _____ FAX: _____
OWNER/TRUSTEE: Steamboat Wharf Co. LLC, 73 Steamboat Wharf
EMAIL: manager@steamboatwharfco.com TELEPHONE: 860-536-8300 FAX: 860-536-9528
ENGINEER/SURVEYOR/ARCHITECT: _____
TELEPHONE: _____ FAX: _____

- Note:
- To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 - The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

PAID

[Signature] 28 Oct 16
SIGNATURE OF APPLICANT OR APPLICANT'S AGENT DATE

[Signature] 10/28/16
SIGNATURE OF RECORD OWNER DATE
I HEREBY, CERTIFY THAT I AM THE OWNER OF THE PROPERTY STATED ABOVE

Amalia L. Blumberg
PRINTED NAME OF APPLICANT

PAUL A. CONNOR
PRINTED NAME OF OWNER

Project #: SPEC350 Work Type: special permit + coastal Fee Received: 535.00 Init. RMB Planner: SPEC350

TOWN OF GROTON
LAND USE APPLICATION – SPECIAL PERMIT

PART TWO
(Attach to Part One)

APPLICATION FOR SPECIAL PERMIT UNDER SECTION(S) 6.3 Waterfront Design District
OF THE ZONING REGULATIONS.

PLEASE PROVIDE A WRITTEN DESCRIPTION ON HOW THE USE/MODIFICATION AFFECTS ALL SPECIAL PERMIT CRITERIA OF SECTION 8.3-8 OF THE ZONING REGULATIONS, PARTICULARLY WITH RESPECT TO THE PROPOSAL'S EFFECT ON THE APPROPRIATE AND ORDERLY DEVELOPMENT OF THE DISTRICT AND ADJACENT PROPERTIES, TRAFFIC CIRCULATION, AND IMPACT ON THE ENVIRONMENT. PROJECTS LOCATED IN DISTRICTS WITH SPECIAL DESIGN OBJECTIVES, OR SUBJECT TO PARTICULAR DESIGN REQUIREMENTS SHOULD ADDRESS POLICY CONSISTENCY ALSO.

Please see attachment

PLEASE PROVIDE ALL INFORMATION AS LISTED ON THE SPECIAL PERMIT CHECKLIST:

Please see attached

IS PROPERTY WITHIN THE CAM BOUNDARY? Yes No
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

ARE THERE REGULATED WETLANDS? Yes No
A WETLAND APPLICATION HAS BEEN SUBMITTED OR PERMIT OBTAINED? Yes No

FOR FILL/EXCAVATION APPLICATIONS:

FILLING _____ CUBIC YARDS EXCAVATION _____ CUBIC YARDS

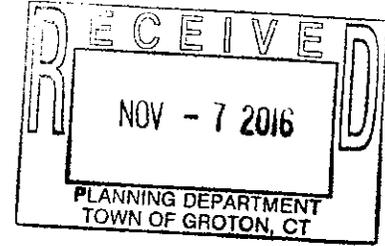
FOR LODGING, INSTITUTIONAL, MIXED USE, APPLICATIONS:

NUMBER/TYPE OF NEW UNITS: 0

(PLEASE SPECIFY TYPE: DWELLING UNITS, ROOMS, BEDS, SEATS, PERSONS)

Special Permit Checklist

Argia Cruises
12 Steamboat Wharf
Mystic CT 06355



8.3-2 A Project Description:

The dock space at the North end of Steamboat Wharf was previously used by the motor vessel VALIANT. The schooner ARGIA and her business used this dock for decades until the property owners of Steamboat Wharf decided to put in their own vessel, VALIANT, in 2001. In order to put VALIANT at the dock, the Steamboat Wharf Co. LLC applied for and received Special Permit #245 as VALIANT was offering hotel staterooms, a change from the previous use of the dock space. With ARGIA's return to this dock, we are applying for a special permit in order to use the dock for ARGIA's day sail business again.

ARGIA is a traditional sailing schooner designed and finished in Mystic CT. She is a United States Coast Guard inspected passenger vessel with a long history of carrying passengers out of Mystic. Her company has operated twelve of these vessels over the years since the 1970s, mostly from Steamboat Wharf. ARGIA is probably the most well-known of these, operating continuously out of Mystic for 30 years. She carries 49 people on couple hour day sails from May to October.

ARGIA's new office will be located at 12 Schooner Wharf (Peacock Alley) and ARGIA will be located at the North end of Steamboat Wharf, alongside the Main Block building near the Drawbridge. ARGIA is a long-standing tradition in Mystic. She is also a draw to the village, bringing tourists and locals to the downtown for sailing trips, followed by shopping and dining in our village businesses. She provides a continuation of water-dependent use and connection to the village's special maritime history, so important to the nature of Mystic.

8.3-2 B Special Permit Criteria from Section 8.3-8

- A. Location: ARGIA is an 81-foot vessel and there is plenty of space at Steamboat Wharf for her to berth. The vessel will dock at the North end of the Wharf, so as not to interfere with the Steamboat Wharf Co.'s Steamboat Inn rooms or the condos much farther to the South. Passengers will load along the red brick wall of the Gilbert Building (Main Block building), so as not to inconvenience these Southern neighbors. Passengers will be lined up along the wall as they prepare to board, inside of a rope-work barrier so that they will not impede Coastal Public access along the Mystic River side of the dock.
- B. Buildings: ARGIA's business office and storage area will be located within the Steamboat Wharf complex, at 12 Steamboat Wharf, on what is known as Peacock Alley. This building is currently a retail store and small office/storage.

SPEC 350

Revised parking

- C. Neighborhood Compatibility: The history and feel of the village of Mystic is firmly rooted in our maritime heritage. This charming maritime feel is one of the major draws for tourists and property owners in Mystic. The schooner ARGIA is part of, and continues, that maritime heritage, connecting the residents and visitors to the water.
- D. Parking and Access:
ARGIA carries 49 people. The parking ratio for this use is one parking stall per 3 customers, or 16 stalls.
The business space we are renting at 12 Steamboat Wharf is 926 sq. ft., of which 120 sq. ft. will be used as office space and the balance as storage for boat equipment. The parking ratio for this is 1 stall per 300 sq. ft. of office space and 1 stall per 1200 sq. ft. of storage space, or 1.07 stalls for our business space.
The total number of stalls we need is 17. In the WDD, we only need 50% so therefore 9 parking stalls are required for this use. These required parking stalls on site will be included in our lease.
Delivery of the small amount of supplies used on a regular basis by the company will be through the downtown pay lot and directly to our business office at 12 Steamboat Wharf.
- E. Streets: Mystic Streetscape has assured that the sidewalks, lighting, and crosswalks that may be utilized by our customers are adequate and up to code.
- F. Public Safety: Our passengers/customers will be utilizing sidewalks beautifully constructed during the recent Streetscape Project and the excellently maintained Steamboat Wharf dock.
- G. Utilities: The existing electric, wastewater system and plumbing of the business office are sufficient. The existing electric, wastewater system and plumbing at the dock are sufficient for the vessel. ARGIA has a large holding tank onboard the vessel for storage of waste water. She also has an onboard waste pump. The tank will be pumped as necessary via a two-inch hose into the existing pump-out station already approved for the previous vessel, VALIANT. This station is located immediately adjacent to the Gilbert Building (Main Block). The pump out exits into an existing town sewerage line. This arrangement is storm proof, as there is no permanent or semi-permanent connection to shore. The pump-out station has a waterproof cover which is secured after every pump-out. ARGIA's wastewater handling is inspected by the U.S. Coast Guard. She does not pump waste water into the Mystic River or any other waterway. Garbage dumpsters are provided by the landlord, Steamboat Wharf Co.
- H. Environmental Protection, Conservation, and Long Island Sound: The proposed use of Steamboat Wharf will not change the use of the Wharf in relation to the environment, conservation, or Long Island Sound. In fact, we will be continuing an existing business. Our business also has an Environmental Studies program taught aboard ARGIA and utilized by many local school groups.

- I. Consistent with Purpose: The use of this property for this business is an allowed use. This plan has no detrimental side effects to public health, safety, and welfare. It does not conflict with the purposes of these regulations. It does further the goals, objectives, and policies of the town's plan of conservation and development.

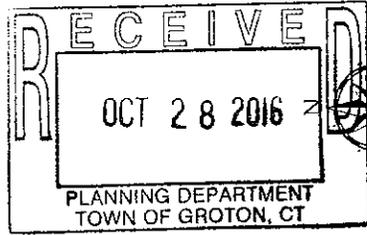
8.3-2 C For the use of this business, there are no applicable conditions listed in Section 7.1.

SPEC 350

Town of Groton



Argia

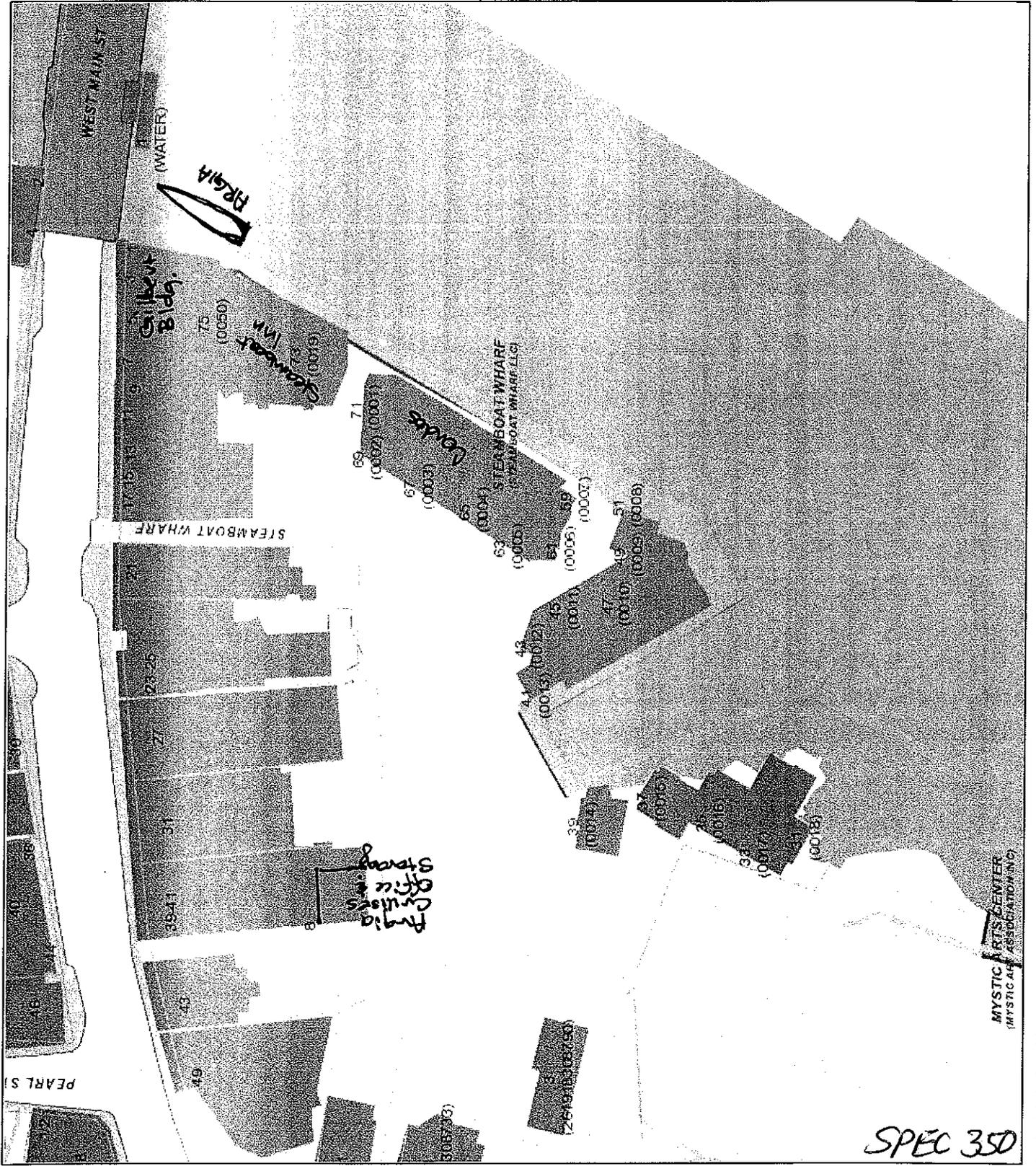


Disclaimer:

The planimetric and topographic information depicted on this map was obtained from aerial photography and other sources of information published in April 2009. This parcel and property line information depicted on this map has been compiled from recorded deeds, maps, tax assessor records, and other sources of information. It is not intended to be used as a legal instrument or as a physical representation of real property. Information shown on this map is not intended to be used as a substitute for the planimetric features by the Town of Groton. The Town of Groton is not responsible for any errors or omissions in this map. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

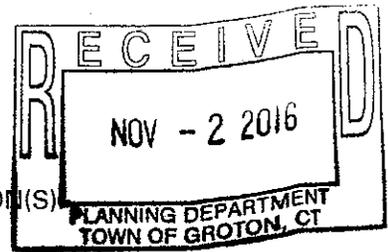
Horizontal Datum: Connecticut State Plane Coordinates, North American Datum of 1983 (NAD83 Feet).
Vertical Datum: North American Vertical Datum of 1988 (NAVD88).

Date: 10/27/2016



SPEC 350

TOWN OF GROTON
LAND USE APPLICATION
PART ONE



PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE REQUIRED APPLICATION(S)

SUBDIVISION OR RESUBDIVISION _____	COASTAL SITE PLAN REVIEW _____
SITE PLAN _____	SPECIAL PERMIT <u>X</u>
ADMINISTRATIVE SITE PLAN _____	ZONE CHANGE _____
INLAND WETLANDS PERMIT _____	REGULATION AMENDMENT _____
INLAND WETLANDS PERMIT OR NON-REGULATED ACTIVITY _____	VARIANCE/APPEAL _____
	APPROVAL OF LOCATION _____

PROJECT DESCRIPTION: Re-establish approval of use of basement level in the emporium building from retail to restaurant space

PROJECT NAME: Mystic Emporium

STREET ADDRESS OF PROPERTY: 15 WATER ST, MYSTIC, CT 06355

IF ADDRESS NOT AVAILABLE, LOCATION: _____

PARCEL IDENTIFICATION NUMBER: 261918306108 ACREAGE: 0.139 ZONING: WDD

CORRESPONDENCE WILL BE SENT TO PRIMARY APPLICANT AS CHECKED BELOW:

NAMES, ADDRESSES & TELEPHONE NUMBERS

APPLICANT: GARY HOBERT, 59 Sequin dr., NOANK, CT 06340
gjhobert@gmail.com TELEPHONE: 850-251-7107 FAX: _____

APPLICANT'S AGENT (IF ANY): _____

TELEPHONE: _____ FAX: _____

OWNER/TRUSTEE: MYSTIC MUSEUM OF ART, 9 WATER ST., MYSTIC, CT 06355
TELEPHONE: 860-536-7601 FAX: _____

ENGINEER/SURVEY OR / ARCHITECT: MARK COMEAU

11 Cottrell ST., MYSTIC, CT 06355 TELEPHONE: 860-215-9415 FAX: _____

- Note: 1) TO BE ACCEPTED BY THE PLANNING DIVISION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
- 2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.
- 3) I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE OFFICE OF PLANNING AND DEVELOPMENT SERVICES AS DESCRIBED IN PART THREE OF THIS APPLICATION.

PAID 11-2-16

Gary J. Hobert
SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

10/28/16
DATE

George G. King
SIGNATURE OF RECORD OWNER

10-28-16
DATE

Gary J. Hobert
PRINTED NAME OF APPLICANT

George G. King, Mystic Museum
PRINTED NAME OF RECORD OWNER

FOR OFFICE USE ONLY: (RS)

FEE RECEIVED: 430.00 WORK TYPE: Special Permit PROJECT # SPEC351 PLANNER: Diane Glembois

TOWN OF GROTON
LAND USE APPLICATION - SPECIAL PERMIT

PART TWO
(Attach to Part One)

APPLICATION FOR SPECIAL PERMIT UNDER SECTION(S) _____
OF THE ZONING REGULATIONS.

PLEASE PROVIDE A WRITTEN DESCRIPTION ON HOW THE USE/MODIFICATION AFFECTS ALL SPECIAL PERMIT CRITERIA OF SECTION 8.3-8 OF THE ZONING REGULATIONS, PARTICULARLY WITH RESPECT TO THE PROPOSAL'S EFFECT ON THE APPROPRIATE AND ORDERLY DEVELOPMENT OF THE DISTRICT AND ADJACENT PROPERTIES, TRAFFIC CIRCULATION, AND IMPACT ON THE ENVIRONMENT. PROJECTS LOCATED IN DISTRICTS WITH SPECIAL DESIGN OBJECTIVES, OR SUBJECT TO PARTICULAR DESIGN REQUIREMENTS SHOULD ADDRESS POLICY CONSISTENCY ALSO.

The two modifications in this proposal is to re-establish previous special permit #339 approval of retail use space in the basement level of the emporium into restaurant use space, and to modify hours of operation Sunday - Thursday no later than 1 am, Friday and Saturday no later than 2 am. The first floor level will continue to be use as retail. The basement will be a nice restaurant for year round use with no outside dining.

PLEASE PROVIDE ALL INFORMATION AS LISTED ON THE SPECIAL PERMIT CHECKLIST:

IS PROPERTY WITHIN THE CAM BOUNDARY? Yes No
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

ARE THERE REGULATED WETLANDS? Yes No
A WETLAND APPLICATION HAS BEEN SUBMITTED OR PERMIT OBTAINED? Yes No

FOR FILL/EXCAVATION APPLICATIONS:

FILLING _____ CUBIC YARDS EXCAVATION _____ CUBIC YARDS

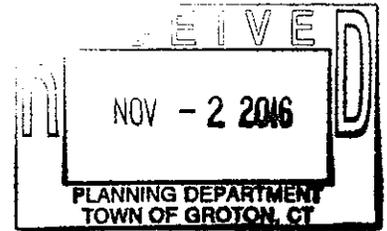
FOR LODGING, INSTITUTIONAL, MIXED USE, APPLICATIONS:

NUMBER/TYPE OF NEW UNITS: _____

(PLEASE SPECIFY TYPE: DWELLING UNITS, ROOMS, BEDS, SEATS, PERSONS)

Nov 1, 2016

Planning and Development
The Town of Groton
134 Groton Long Point Rd.
Groton, CT 06340



Re: Special Permit Design Objectives – Narrative
Emporium Change in Use
15 Water Street
Mystic, CT 06355

The proposed development within the WDD is consistent with the following objectives:

6.3-2

A. Previously Approved Use

The proposed use will be the same as the previously approved use as a restaurant under **Notice Of Grant Of Special Permit #339** dated April 4, 2014.

B. Development in keeping with the Town's Plan of Development.

The proposed use is consistent with the previously approved use. The previously approved use for restaurant space has run out.

C. Viable commercial use which serves the needs of the residents of the immediate Mystic area.

The proposed use will provide a year round restaurant in the heart of downtown. The already existing sidewalks provide easy access to the restaurant and to the Mystic Museum of Art parking lot.

D. Restaurant Use is year round and servicing year round residents is primary role.

The restaurant will operate year round and the year round residents are and extremely important part of the business plan to make the restaurant viable and successful long term. Hours of operation would be Sunday-Thursday no later than 1am and Friday and Saturday no later than 2am.

SPEC351

- E. High intensity and bulk uses do not encroach into surrounding residential districts.*

The use is proposed on Water Street and is in the heart of the WDD and other commercial uses.

- F. Coordinated patterns of land uses which allows safe access and movement of pedestrians, bicycles, and vehicles through the WDD.*

The main access to the restaurant is from a set of stairs off the sidewalk on Water Street and has excellent pedestrian access. There is also a ramp located adjacent to the parking on the south side of the building that leads down to the entrance.

- G. Preserve and enhance the historic and diverse qualities of the Mystic area.*

No changes are proposed to the exterior of the structure of the existing building.

- H. Architectural and site design which promote aesthetic qualities while sustaining and enhancing the unique qualities of the Mystic area.*

There were No changes and will not be any new changes to the exterior of the existing building.

- I. Circulation pattern and related facilities with the WDD which will give priority to pedestrian movement and bicycle travel.*

The completed Streetscape project on Water Street now provides excellent pedestrian access to the property; along with the access from 15 Water Street to the Mystic Museum of Art parking lot.

- J. Mystic River Access.*

The subject property does not have direct access to the Mystic River. Access will improve with the previously approved sidewalk connecting 15 Water Street and the Mystic Museum of Art parking lot. No exterior construction is proposed that will affect current and public viewing corridors.

Nov 1, 2016

Planning and Development
The Town of Groton
134 Groton Long Point Rd.
Groton, CT 06340

Re: Special Permit Criteria – 8.3-8 Narrative
Emporium Change in Use
15 Water Street
Mystic, CT 06355

A. *Location*

The development is located in the heart of downtown Mystic and an ideal location for a year round restaurant use.

B. *Buildings*

The proposed change in use is contained within the existing improvements. There is no physical expansion or changes proposed to the building as part of this proposal.

C. *Neighborhood Compatibility*

The development is in harmony with downtown Mystic. The use is consistent with current development in the immediate area and throughout the WDD.

D. *Parking and Access*

The site will rely on street parking, the Mystic Museum of Art validation program, the seven (7) spaces provided on-site, and pedestrian traffic. Four additional spaces have been added for the site and have been dedicated to the residential use on the second and third floors. Deliveries shall be made along the Randell's Wharf R.O.W. on the side (or south) of the building.

SPEC 351

Parking Calculations

There will be 325 square feet of dining space and 45 square feet of bar space.

The required calculations for dining are 325 divided by 100 = 3.25 x 3 = 9.75

The required calculations for bar are 45 divided by 30 = 1.5

The total required spaces is 11 divided by 2 = 5.5 spaces needed per the revised parking plan for the WDD 6.3-4 H (Rev. Eff: 5/16/2016)

E. Streets

Four parking spaces have been added for the residential use, therefore, freeing up additional spaces directly adjacent to the restaurant use. The previously approved sidewalk shall allow improved pedestrian circulation from 15 Water Street to the Mystic Museum of Art parking lot.

F. Public Safety

This proposal shall have no negative impact on public safety. The additional parking and previously approved pedestrian sidewalks shall provide safe means of circulation to and from Water Street and the Mystic Museum of Art parking lot. All modifications are up to code and have been reviewed by the appropriate agencies.

G. Utilities

There was stormwater, sewer, and water service upgrades that were previously approved and were coordinated with the Streetscape Phase 2 project.

H. Environmental Protection, Conservation, and Long Island Sound

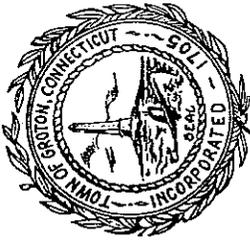
Proper erosion and sediment control had been employed during construction to ensure minimal erosion and zero sediment transport off-site. There is no exterior work as a part of the proposed change in use and, therefore potential impacts are minimal.

I. Consistent with Purpose

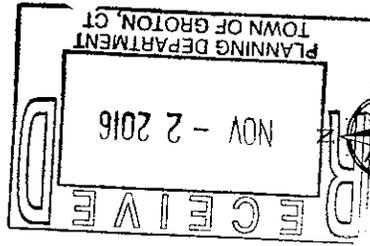
The proposed use will not negatively affect public health, safety, or welfare and will further the goals, objectives, and policies by drawing people to the downtown Mystic area.

SPEC 351

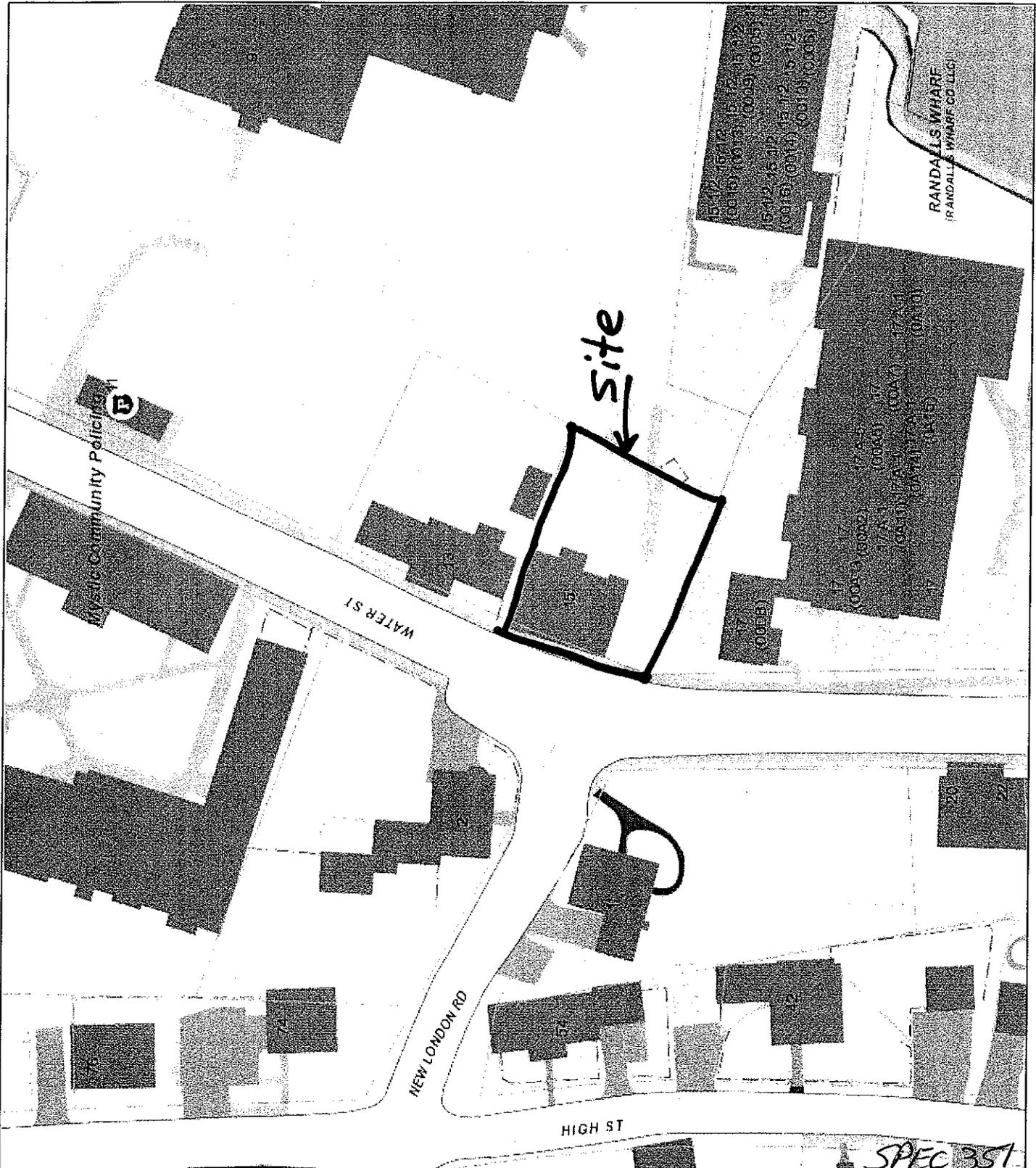
Town of Groton



15 Water Street



Disclaimer:
The planning and geographic information depicted on this map was compiled by The Sisson Map Company based on aerial photography performed in April, 2009. The parcel and property line information depicted on this map has been compiled from information in the Town of Groton. The intent of this map is to provide a graphical representation of real property information as to the planning and geographic information in the Town of Groton. The Town of Groton and the mapping companies assume no legal responsibility for the information contained in this data. THIS MAP IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
Horizontal Datum: Connecticut State Plane Coordinate, North American Datum of 1983 (NAD83) (feet).
Vertical Datum: North American Vertical Datum of 1988 (NAVD88).



Date: 1/11/2016

TOWN OF STONINGTON

Department of Planning
152 Elm Street
Stonington, Connecticut 06378
(860) 535-5095 • Fax (860) 535-1023

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2016 OCT 31 AM 11:25

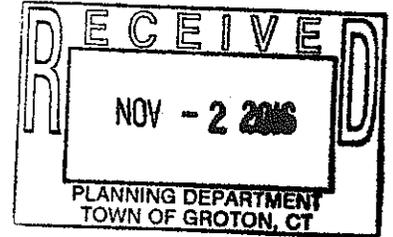
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Betsy Moukawsher
TOWN CLERK, GROTON, CONN



October 26, 2016

Ms. Betsy Moukawsher
Town Clerk
Town of Groton
45 Fort Hill Road
Groton, CT 06340-4394



Subject: **PZ1624RA Stone Acres Farm, LLC** – Regulation Amendment application for the creation of an Agricultural Heritage District (AHD), a floating zone intended to preserve Stonington's cultural landscape, ensure continuation of agricultural industry, and provide an alternative to less desirable development of agricultural lands.

Dear Ms. Moukawsher:

I am writing to inform you that the above-referenced application has been scheduled for a Public Hearing to be held at the **Mystic Middle School**, 204 Mistuxet Ave., Mystic, Connecticut, on **Tuesday, December 6, 2016**. Public Hearings are scheduled to begin at **7:30 p.m.**

The enclosed Notice of Public Hearing is being referred to your municipality in accordance with Section 8-7d(f) of the Connecticut General Statutes. If you have any questions, please feel free to contact the Department of Planning at 860.535.5095.

Sincerely,

Gayle Phoenix, CZET
Land Use Application Facilitator

Enclosures: NPH & application

STONINGTON
REFERRAL
STONE ACRES

PLANNING AND ZONING COMMISSION
TOWN OF STONINGTON

NOTICE OF PUBLIC HEARING

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Betsy Markawshen
TOWN CLERK, GROTON, CONN

Pursuant to the General Statutes of the State of Connecticut revision of 1958 and all amendments thereto, and pursuant to the Zoning Regulations for the Town of Stonington, Connecticut, the Planning and Zoning Commission hereby gives notice that it will hold a Public Hearing at the **Mystic Middle School**, 204 Mistuxet Ave., Mystic, CT, on **Tuesday, December 6, 2016 at 7:30 p.m.** on the following application(s):

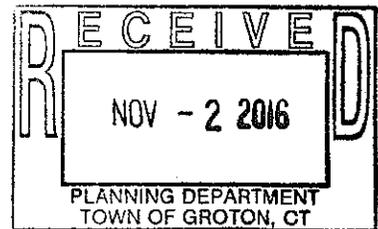
PZ1624RA Stone Acres Farm, LLC – Regulation Amendment application for the creation of an Agricultural Heritage District (AHD), a floating zone intended to preserve Stonington's cultural landscape, ensure continuation of agricultural industry, and provide an alternative to less desirable development of agricultural lands.

AT SUCH HEARING ANY PARTY MAY APPEAR IN PERSON OR BE REPRESENTED BY AN AGENT OR BY AN ATTORNEY.

Any disabled person requiring auxiliary aids or services for effective communication or access at this hearing should contact the Department of Planning at (860) 535-5095 ten days prior to the hearing date.

Dated at Stonington, Connecticut, this 16th day of November, 2016.

David Rathbun, Chairman



STONE ACRES

TCORS

Tobin • Carberry • O'Malley • Riley • Selinger, PC

• Attorneys •

43 Broad Street
P.O. Box 58
New London, CT
06320-0058

330 Main Street
Third Floor
Hartford, CT
06106-1825

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October 13, 2016
TOWN CLERK GROTON, CONN

860-447-0335
Fax: 860-442-3469
www.tcors.com

Hand Delivered

Chairman David Rathbun
Planning & Zoning Commission
Town of Stonington
152 Elm Street
Stonington, CT 06378

RE: Application for Zoning Text Amendment
Stone Acres Farm LLC
Agricultural Heritage District
Our File #6811.166843

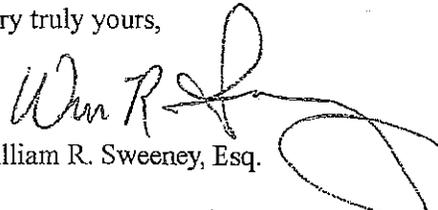
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2016 OCT 13 A 10:07
TOWN OF STONINGTON
PLANNING & ZONING

Dear Chairman Rathbun:

As you are aware, our law firm represents Stone Acres Farm LLC in connection with an effort to establish a new master plan district (the "Agricultural Heritage District") in Stonington, Connecticut. As a result of our workshop with the Commission earlier this month, and in an effort to incorporate several of the Commission's suggestions, we have made minor modifications to our proposed zoning text amendment. Enclosed with this letter please find fifteen (15) copies of a Zoning Text Amendment Application, along with the required application fee. We are also providing alternative language for the proposed amendment that would conform to the new master plan district framework currently under consideration by the Commission and its staff. Please refer to the attached narrative for additional details and compliance with Sections 8.8.3.1, 8.8.3.2, and 8.8.3.3 of the Stonington Zoning Regulations.

We would respectfully request that this Application be placed on the agenda of the Commission's next meeting for receipt and the scheduling of the required public hearing as soon as possible. As designated agent for the applicant, please do not hesitate to contact us if you have any questions.

Very truly yours,


William R. Sweeney, Esq.

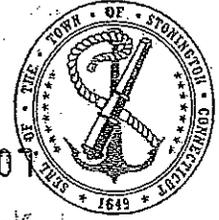
Enclosures

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NOV - 2 2016
PLANNING DEPARTMENT
TOWN OF GROTON, CT

STONE ACRES

Town of Stonington
Planning and Zoning Commission

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ZONING TEXT & MAP AMENDMENT APPLICATION FORM

OCT 13 A 10:07

TOWN OF STONINGTON
PLANNING & ZONING

Please submit original and 15 copies of this application and relevant plans

FOR OFFICE USE ONLY

Application Number

PZ1624RA

Receipt Date

10/18/16

Application is for:

TEXT AMENDMENT

MAP AMENDMENT

Name of Applicant:

Stone Acres Farm LLC

Mailing Address:

P.O. Box 96, Stonington, CT 06378

Telephone Number:

(917) 345-1861

Email Address:

cpdix1@gmail.com

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Dixie M...
TOWN CLERK GROTON, CONN.

Any property owner or resident in the Town may apply to amend the Zoning Regulations or Zoning Map. All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

AMENDMENT TO ZONING MAP. Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es)

Assessor's information:

Map

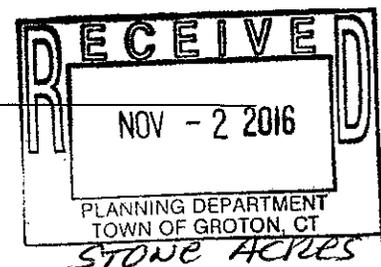
Block

Lot

Present Zoning District:

Proposed Zoning District:

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):



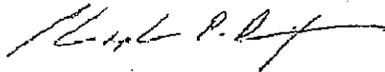
COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:

Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY)

To create a new Agricultural Heritage District (see attached text)

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.



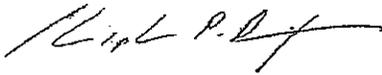
Applicant Signature

October 12, 2016

Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

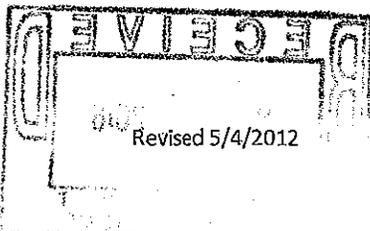
The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.



Applicant Signature

October 12, 2016

Date



Stone Acres Farm LLC

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Proposed Zoning Text Amendment

2016 OCT 31 AM 11:25

7.24 Agricultural Heritage District (see proposed language)

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Purpose of Text Amendment

Betsy Markawsh
TOWN CLERK, GROTON, CONN

Agricultural Heritage Districts are intended to preserve Stonington's cultural landscape, ensure the continuation of agricultural industry by creating opportunities for locally produced food, protect historic agricultural character and scenic resources, maintain long-term viability and sustainability of farmland by permitting flexible economic use, and provide an alternative to the undesirable conversion of agricultural lands to residential subdivisions.

Consistency with Plan of Conservation and Development (Section 8.8.3.1)

The proposed text amendment is consistent with the Plan of Conservation and Development. Agricultural Heritage Districts provide an important vehicle to help preserve Stonington's cultural landscapes which are heavily influenced by historic farm operations throughout the non-village areas of the community. Many working farms struggle with economic viability and providing additional flexibility in ancillary uses, including low-impact economic activities, avoids the undesirable and all too prevalent conversion of farmland to residential subdivisions. Agricultural Heritage Districts also provide for a complementary mix of public and private amenities, the conservation of natural resources like prime agricultural crop lands and adjacent woodland areas, and are revenue positive in terms of municipal services as opposed to traditional residential development.

Consistency with Comprehensive Plan (Section 8.8.3.2)

The proposed text amendment is consistent with the Comprehensive Plan for zoning. Agricultural uses and structures are already either permitted as of right or as accessory uses in all of Stonington's residential districts. Agricultural Heritage Districts can only be established in these same areas and the additional ancillary and supportive uses allowed by master plan approval are limited to low-impact activities that can be fully integrated into existing farm operations without any adverse impact to surrounding property owners. Provisions for architectural design, parking, buffers and other performance standards, coupled with the legislative discretion of the Commission in evaluating such proposals, provides more than adequate protections to preserve the integrity of the Comprehensive Plan.

Conformance with General Zoning Purposes (Section 8.8.3.3)

The proposed text amendment is consistent with the general zoning purposes outlined by local regulation and state statute. Agricultural Heritage Districts, operating as floating zones governed by a master plan, regulate uses permitted, bulk/dimension requirements, and the location of buildings and structures to insure the health and the general welfare of the people of Stonington. Agricultural Heritage Districts offer full consideration for the protection of the historic agricultural character of Stonington while conserving the value of land and buildings and promoting the most appropriate use of both throughout the community.

7.24 AGRICULTURAL HERITAGE DISTRICT

7.24.1 General.

7.24.1.1 The Planning and Zoning Commission may establish site specific Agricultural Heritage Districts ("AHD") for those properties encompassing and abutting farms which have been used continually for agricultural purposes for at least 25 years, by approving a Master Plan in conformance with Section 7.24.4.

7.24.1.2 The AHD is a floating zone governed by a Master Plan, prepared in accordance with Section 8.4.3 of these Regulations. The Master Plan will be subject to review and approval by the Commission as a zone change, subject to a public hearing and all other applicable terms and conditions of these Regulations. It is recognized that the Master Plan may require certain fluidity in order to accommodate market changes during the complete development of any project. Notwithstanding the foregoing, any substantial and material change will be subject to the same procedural requirements for a zone change as required by the original zone change application adopting the AHD. Once enacted, the AHD will supercede all pre-existing zoning, and any development on the zoned property will be subject to the specific AHD requirements set forth herein.

7.24.1.3 In that the approval of an AHD constitutes a change of zone, it calls for the Commission to act in its legislative capacity, and to exercise legislative discretion. By filing an application for an AHD, the applicant acknowledges and accepts the nature of such application, and the level of discretion which the Commission possesses in such applications.

7.24.2 Statement of Purpose.

Agricultural Heritage Districts are intended to preserve Stonington's cultural landscape, ensure the continuation of agricultural industry by creating opportunities for locally produced food, protect historic agricultural character and scenic resources, maintain long-term viability and sustainability of farmland by permitting flexible economic use, and provide an alternative to the undesirable conversion of agricultural lands to residential subdivisions. Factors to be considered by the Commission in approving an AHD include:

7.24.2.1 That the location, uses and layout of the proposed AHD are in conformance with the intent of, and the goals and objectives contained in, the Plan of Conservation and Development.

7.24.2.2 Preservation, to the maximum feasible extent, of cultural landscapes, including buildings and building elements possessing historic or architectural significance.

- 7.24.2.3 Integration of existing, enhanced and new agricultural uses with other compatible land uses designed to promote the economic viability and sustainability of the subject property. Since each farm is unique in terms of its location and characteristics, there shall be no mandatory area ratio of agricultural use versus other use; rather, the type and placement of each proposed use shall be indicated in the Master Plan.
- 7.24.2.4 Harmony between the various uses that are proposed for the property, compatibility with neighboring land uses, enhancement of both agricultural lands and the built, natural and human environment, promotion of pedestrian safety, provision for adequate parking, and minimized impact of motor vehicles.
- 7.24.2.5 Furtherance of the policies of the Coastal Management Act, as applicable.

7.24.3 Establishment of District.

The Commission shall establish an AHD by approving a Master Plan, which while not intended to be a substitute for detailed documentation associated with a site plan, does provide sufficient information to determine if the proposal is in conformance with Section 7.24.2 and the Plan of Conservation and Development. Such adoption shall constitute a zoning map amendment in accordance with Section 9.4 of these Regulations.

- 7.24.3.1 Numbering of Agricultural Heritage Districts. Each AHD shall be numbered and depicted sequentially on the official zoning map in accordance with the date of adoption as AHD-1, AHD-2 and so forth.
- 7.24.3.2 District Eligibility. The area proposed for an AHD shall be located in any existing residential zoning district and shall encompass a minimum of 35 acres of contiguous land in one or more parcels under common ownership or other arrangement satisfactory to the Commission. Included within this minimum acreage shall be a farm or a portion of a farm in continual operation for at least 25 years prior to application. Evidence of continual operation may be provided by historical documents, photographs, testimony or other means. In recognition of the historic relationship between agricultural lands and inland wetland areas, watercourses and water bodies, the proration provisions of Section 7.5 shall not apply to the calculation of the minimum acreage requirement.
- 7.22.3.3 Additions and Alterations. Any additions or alterations to the Master Plan must comply with the criteria established in Sections 7.24.2 and 8.4.3, and any such change shall be made in a manner which will accomplish the purposes stated in Section 7.24.2 hereof.
- 7.24.3.4 District Expiration. Approval of the zone change shall become null and void unless a site plan for the AHD is approved within 24 months of the date of zone change approval. The Commission may grant one or more

extensions of this period upon written request of the applicant, but in no event will the extensions exceed 24 additional months.

7.24.4 Master Plan.

The purpose of the Master Plan submission is to determine whether the proposed uses and layout conform to Section 7.24.2 and to the Plan of Conservation and Development. The Master Plan, once adopted, shall establish the bulk and dimensional characteristics of the AHD and its uses. All graphic elements of the Master Plan shall be professionally prepared in accordance with Section 8.4.3 of these regulations.

7.24.5 Site Plan.

After Master Plan approval and establishment of an AHD by the Commission, an application for a site plan must be submitted for approval, following provisions contained in Article VIII of these Regulations. The implementation of a Master Plan approval may be phased by the filing of multiple site plan applications. A public hearing shall be held for any site plan application filed under this section.

7.24.6 Specific Design Standards.

The following design standards shall apply to all AHD Districts:

- 7.24.6.1 Area and Bulk Requirements. All bulk and dimensional requirements shall be established by the Master Plan. The preservation of historic buildings and the integration of agricultural uses with other land uses requires substantial flexibility, and existing historic structures located within the AHD shall be deemed to be conforming in terms of any encroachments on front, side and rear yard setbacks, maximum height and floor area ratio. Existing historic buildings may be enlarged provided that such expansion is consistent with the structure's exterior architecture.
- 7.24.6.2 Architectural Design. All new construction and replacement buildings, where existing buildings are deemed inappropriate for re-use, shall be architecturally compatible with any remaining historic structures located on the property and the surrounding neighborhood, when and where feasible. Nothing in this section shall be construed to prohibit the construction of functional buildings for agriculture operations, such as sheds and pre-fabricated structures, or the inclusion of other architectural styles for other ancillary uses, including modern designs.
- 7.24.6.3 Signage. A sign plan evidencing a unified signage program for the AHD, including the general position, size, content and appearance of signs visible from any public right of way shall be included in the Master Plan application and shall be approved by the Commission.
- 7.24.6.4 Parking. On-site parking areas shall be adequate for the uses proposed. Specific parking standards shall be established as part of the Master Plan. Parking standards shall be based on a study of estimated parking demand

to be considered by the Commission. Parking should be located onsite to the extent feasible, but not lead to excessive impervious coverage. Design of parking areas should maximize landscaping and prevent large expanses of impervious area and alternative parking surfaces are encouraged where beneficial. Stormwater management shall be designed to handle anticipated run-off without creating negative impacts on adjacent properties or natural resources.

7.24.6.5

Permitted Uses. Permitted uses shall be established by the Master Plan and implemented by site plan approval. The following list of uses is permitted in the AHD, but it is not exclusive. The Commission may approve other uses, provided said uses are not prohibited by Section 7.24.6.6 and it is determined said uses are consistent the purposes of the AHD.

- .1 Cultivation of land, greenhouses, raising of livestock, boarding facilities, and grazing.
- .2 Agricultural equipment storage, fueling, and repair facilities.
- .3 Boutique Inns and bed and breakfast facilities.
- .4 Craft and artisan manufacturing, production and processing of food products, including flour, notwithstanding the prohibition of Section 2.12.2.2.
- .5 Wineries, microbreweries, and craft distillery operations.
- .6 Event facilities hosting weddings, farm dinners, corporate gatherings, performances and other special events and celebrations.
- .7 Farm markets and roadside stands involving the retail sale of agricultural products produced on or off the premises.
- .8 Museums, passive recreation, trails, and small-scale educational activities.
- .9 Residential uses, not to exceed five (5) total units within any AHD.
- .10 Restaurants only as an accessory to a principal use.
- .11 Retail sales only as an accessory to a principal use.
- .12 Off-street parking only as accessory to a principal use.

- .13 Site access and circulation drives, stormwater management structures, and small accessory structures (not to exceed 500 square feet).

7.24.6.6 Prohibited Uses. In addition to the prohibited uses listed in Section 2.12, the Commission has determined that the following uses are prohibited in the AHD.

- 7.22.8.1 Gasoline filling stations not associated with agricultural operations.
- 7.22.8.2 Motor vehicle, trailer coach and boat sales, leasing and renting.
- 7.22.8.3 Auto repair maintenance and paint shops.
- 7.22.8.4 Car washes.
- 7.22.8.5 Water parks, theme parks and amusement parks.
- 7.22.8.6 Retail sales not accessory to a principal use.

7.24.6.7 Buffers. The purpose of buffer areas is to provide privacy from noise, headlight glare and visual intrusion to residential dwellings in all locations where uses in the AHD abut a residential district exterior to the AHD. A buffer area shall be required between any area in the AHD which is used for other than agricultural or single family residential purposes which is abutting or directly across a street (other than a limited access highway) from any lot used for residential purposes in a residential district exterior to the AHD. Buffer requirements do not apply to internal property lines which are part of the AHD and do not border adjacent property. The Commission may allow the buffering to be located on adjacent property with the consent of the affected property owner; provided that the right to maintain such buffering and/or screening is memorialized by a permanent easement filed for record in the Stonington Land Records. Such buffer areas shall comply with the following minimum standards:

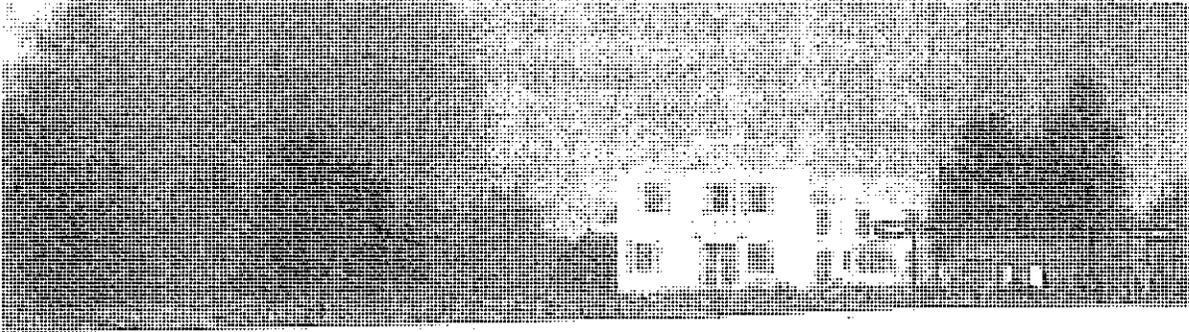
- .1 Buffers from adjacent residential uses. The minimum width of the buffer area shall be 25 feet from the property line. In the event that the buffer area is not currently vegetated or in agricultural production, the Commission shall have the discretion to require the Applicant to install screening within the buffer area.
- .2 Screening, if required, shall consist, at minimum, of plantings not less than six (6) feet in height planted at intervals of ten (10) feet on center and other evergreen and deciduous shade trees and shrubs as may be appropriate. As an alternative, an earthen berm, stabilized with appropriate groundcover and plantings,

.3 Permitted Uses.

Permitted Uses. Permitted uses shall be established by the Master Plan and implemented by site plan approval. The following list of uses is permitted in the Agricultural Heritage subzone, but it is not exclusive. The Commission may approve other uses, provided said uses are not otherwise prohibited and it is determined said uses are consistent the purposes of the Agricultural Heritage subzone.

- .1 Cultivation of land, greenhouses, raising of livestock, boarding facilities, and grazing.
- .2 Agricultural equipment storage, fueling, and repair facilities.
- .3 Boutique inns and bed and breakfast facilities.
- .4 Craft and artisan manufacturing, production and processing of food products, including flour, notwithstanding the prohibition of Section 2.12.2.2.
- .5 Wineries, microbreweries, and craft distillery operations.
- .6 Event facilities hosting weddings, farm dinners, corporate gatherings, performances and other special events and celebrations.
- .7 Farm markets and roadside stands involving the retail sale of agricultural products produced on or off the premises.
- .8 Museums, passive recreation, trails, and small-scale educational activities.
- .9 Residential uses, not to exceed five (5) total units within any AHD.
- .10 Restaurants only as an accessory to a principal use.
- .11 Retail sales only as an accessory to a principal use.
- .12 Off-street parking only as accessory to a principal use.
- .13 Site access and circulation drives, stormwater management structures, and small accessory structures (not to exceed 500 square feet).

.4 Visual and Archetype Diagram.



.5 Bulk Requirements.

All bulk and dimensional requirements shall be established by the Master Plan. The preservation of historic buildings and the integration of agricultural uses with other land uses requires substantial flexibility, and existing historic structures located within the Agricultural Heritage subzone shall be deemed to be conforming in terms of any encroachments on front, side and rear yard setbacks, maximum height and floor area ratio. Existing historic buildings may be enlarged provided that such expansion is consistent with the structure's exterior architecture.

.6 Residential Density.

Residential uses shall not to exceed five (5) total units within any Agricultural Heritage subzone.

.7 Other Requirements.

- .1 Architectural Design. All new construction and replacement buildings, where existing buildings are deemed inappropriate for re-use, shall be architecturally compatible with any remaining historic structures located on the property and the surrounding neighborhood, when and where feasible. Nothing in this section shall be construed to prohibit the construction of functional buildings for agriculture operations, such as sheds and pre-fabricated structures, or the inclusion of other architectural styles for other ancillary uses, including modern designs.
- .2 Signage. A sign plan evidencing a unified signage program for the Agricultural Heritage subzone, including the general position, size, content and appearance of signs visible from any public right of way shall be included in the Master Plan application and shall be approved by the Commission.
- .3 Parking. On-site parking areas shall be adequate for the uses proposed. Specific parking standards shall be established as part of the Master Plan. Parking standards shall be based on a study of estimated parking demand to be considered by the Commission. Parking should be located onsite to the extent feasible, but not lead to excessive impervious coverage.

Design of parking areas should maximize landscaping and prevent large expanses of impervious area and alternative parking surfaces are encouraged where beneficial. Stormwater management shall be designed to handle anticipated run-off without creating negative impacts on adjacent properties or natural resources.

.4 Buffers. The purpose of buffer areas is to provide privacy from noise, headlight glare and visual intrusion to residential dwellings in all locations where uses in the Agricultural Heritage subzone abut a residential district exterior to the Agricultural Heritage subzone. A buffer area shall be required between any area in the Agricultural Heritage subzone which is used for other than agricultural or single family residential purposes which is abutting or directly across a street (other than a limited access highway) from any lot used for residential purposes in a residential district exterior to the Agricultural Heritage subzone. Buffer requirements do not apply to internal property lines which are part of the Agricultural Heritage subzone and do not border adjacent property. The Commission may allow the buffering to be located on adjacent property with the consent of the affected property owner; provided that the right to maintain such buffering and/or screening is memorialized by a permanent easement filed for record in the Stonington Land Records. Such buffer areas shall comply with the following minimum standards:

.1 Buffers from adjacent residential uses. The minimum width of the buffer area shall be 25 feet from the property line. In the event that the buffer area is not currently vegetated or in agricultural production, the Commission shall have the discretion to require the Applicant to install screening within the buffer area.

.2 Screening, if required, shall consist, at minimum, of plantings not less than six (6) feet in height planted at intervals of ten (10) feet on center and other evergreen and deciduous shade trees and shrubs as may be appropriate. As an alternative, an earthen berm, stabilized with appropriate groundcover and plantings, may be permitted by the Commission in order to adequately buffer adjoining residentially used property.

.3 The following accessory uses shall be allowed within buffer areas provided that they are adequately screened from abutting residential properties: access roads, walking paths, utilities, mailboxes and approved signs.

.5 Preservation of Agricultural Lands. The Commission recognizes that ensuring the economic viability and sustainability of agricultural land requires substantial flexibility in the use and restrictions placed upon such properties. While the Commission encourages the preservation

agricultural lands in perpetuity via fee simple conveyance, deed restriction, conservation easement or other similar means, the Commission shall not require the dedication of any agricultural land as a requirement of or exaction related to any Master Plan approval.