



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

David Rathbun  
Chair

Curtis Lynch  
Vice Chair

Shaun Mastroianni  
Secretary

Gardner Young  
Member

Ben Philbrick  
Member

Lynn Conway  
Alternate

Agenda items are on file for public review in the Stonington Department of Planning  
152 Elm Street  
Stonington  
860.535.5095  
dop@stonington-ct.gov

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.

### AGENDA

Special Meeting  
January 2, 2018 - 7:00pm  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 12/5/17)
3. Minutes:
  - #1604, December 5, 2017
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **17-272ZON Whalers Inn RE, LLC** – Zoning permit application for change of use from retail to modify existing hotel lobby and meeting space. Property located 20 East Main St., Mystic. Assessors Map 182 Block 4 Lot 13. Zone DB-5.
    2. **PZ1418SUP & CAM DPNC** – Review of proposed event schedule for approved nature center. Property located at 162 Greenmanville Ave., Mystic. Assessors Map 172 Block 2 Lot 5. Zones RM-15 & RA-40.
6. Correspondence:
7. Old Business:
  - A. **PZ1727SUP & CAM Hendels Mystic, LLC & Hendels Washington St., LLC** – Special Use Permit & Coastal Area Management Review applications to permit construction of a 14,157 SF mixed use building with associated site improvements including shared parking, drainage, and landscaping. Properties located at 3 Roosevelt Ave. & 48 Washington St., Mystic. Assessors Map 174 Block 16 Lots 1 & 2. Zone LS-5. *Public Hearing closed 12/5/17.*

RECEIVED FOR RECORD  
STONINGTON, CT.

18 JAN -2 AM 11:18

CYNTHIA LADWIG  
TOWN CLERK

**MEETING PROCEDURES**

**PUBLIC HEARINGS**

Public hearings are an opportunity for public participation during the review of a development proposal.

Applicants will make an initial presentation. The public can then speak "in favor," "in opposition," or under "general comments." A sign up sheet is located at the main entrance. Participants are not required to sign up, however, the list will be used to organize the order of interested speakers.

Any questions will be addressed as part of the applicant's rebuttal. Once a public hearing has been closed, neither the applicant nor the public can participate in the proceedings.

**NEW SUBMITTALS**

No action will be taken on these items. New submittals require routing to other town agencies, and in some instances will be scheduled for a public hearing at a later date.

- B. **PZ1729BR Mystic Seaport Museum, Inc.** – Bond Reduction/Release application for Erosion & Sedimentation Control bond associated with **PZ1414ZC, SPA & CAM** for construction of a 14,000 SF exhibition building. Request full release of E&S Bond #15-001 (\$37,278.00). Property located 75 Greenmanville Ave., Mystic. Assessors Map 173 Block 1 Lot 1. Zone MHD.
- C. **PZ1730BR Allied Development Partners, LLC** – Bond Reduction/Release application for Erosion & Sedimentation Control and Performance bonds associated with **PZ1230SD & GPP** for an 11-lot subdivision. Request full release of E&S Bond #13-002 (\$5,250.00), and Performance Bond #14-006 (\$17,500.00). Property located 615 No. Stonington Rd., Stonington. Assessors Map 115 Block 1 Lot 1. Zone GBR-130.
- D. **PZ1731SPA Joseph & Mary Putnam (J. Bernardo)** – Site Plan Application for the creation of a rear lot through a lot line revision of two parcels. Properties located at 200 Mistuxet Ave. & Hewitt Rd., Mystic. Assessors Map 152 Block 2 Lot 4 & Map 151 Block 3 Lot 13 Zone RA-20.

8. Public Hearing(s):

- A. **PZ1728RA TOS Planning & Zoning Commission (FEMA SI)** - Zoning Regulation Amendment to modify the definition of the term "Substantial Improvement" as it relates to building modifications in flood hazard areas. This amendment would change the "lookback" period from 5 years back to 1 year as it was prior to 2013.

9. Future Public Hearing(s):

CANCELLED