



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

Regular Meeting
January 16, 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 12 PM 3:25
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. *Continued from 1.2.18.*
9. Future Public Hearing(s):
10. New Submittal(s):
- A. **18-003ZON & GPP Kayla, LLC (J. Whewell)** - Zoning and Groundwater Protection Permit applications for office/shop use and associated signage. Property located at 66 Voluntown Rd., Pawcatuck. Assessors Map 18 Block 2 Lot 6A. Zone HI-60.
 - B. **PZ1801CAM David Madacsi (R. Amaya)**- Coastal Area Management Review application to accompany future zoning permit application for the demolition of existing and construction of new single-family residence. Property located at 53 Roseleah Dr., Mystic. Assessors Map 175 Block 1 Lot 17. Zone MC-80.
 - C. **PZ1802BR 30 Extrusion, LLC (Carl Bardy, Jr.)** – Bond Release/Reduction application for work performed for the construction of a 28,700± square foot mini-warehouse storage facility. Bond reduced 50% on 3/21/17. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.
 - D. **PZ1803SUP 84 Liberty St., LLC (S. Ritacco)** – Special Use Permit application for conversion of a two-family dwelling to a three-family dwelling. Property located at 84 Liberty Street, Pawcatuck. Assessors Map 3 Block 17 Lot 67. Zone RH-10.