



Town of Stonington Planning and Zoning Commission

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TOWN CLERK

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Gardner Young
Member

Shaun Mastroianni
Member

Harry Boardsen
Alternate

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 17, 2017

Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Lynn Conway (seated 12/6/16)
 - Harry Boardsen (seated 12/6/16)
3. Minutes:
 - #1578, November 1, 2016, approved as amended, not signed
 - #1579, November 15, 2016
 - #1580, December 6, 2016
 - #1581, December 20, 2016
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
6. Correspondence:
7. Public Hearing(s): 7:30 p.m.
 - A. **PZ1627SUP 37-39 West Broad, LLC (Jeffrey Pucci)** – Special Use Permit application to allow 2 additional apartments in existing mixed use structure. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 6. Zone DB-5.
 - B. **PZ1629SUP 29 West Broad St., LLC (James Lathrop)** - Special Use Permit application to allow 2 apartments in second floor of structure with existing commercial uses in first floor. Property located at 29 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 7. Zone DB-5.

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.

- C. **PZ1628ZC Lattizori Development, LLC** - Master Plan Zone Change application from the existing RA-40 and GBR-130 zones to the Greenway Development District (GDD) zone. The proposed master plan is for a mixed use development divided into the 4 GDD Subzones. The subject site, the Perkins Farm, is a 70.84 acre, 36-lot subdivision along Jerry Browne Rd., Mystic.

8. Future Public Hearing(s):

- A. **PZ1626ZC Greylock Property Group, LLC** – Master Plan Zone Change application for the revision of an existing Industrial Heritage Re-Use District (IHRD-2) approval. The new proposal is for 42 multi-family dwellings in 7 individual structures and a separate, one-story, 8-car garage. Property located at 2 Harry Austin Drive, Mystic. Assessor's Map 160, Block 4, Lot 8. Zone IHRD-2. *Public Hearing scheduled for 2/21/17.*

9. New Submittal(s):

- A. **PZ1701BR 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. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.