



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

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**Gardner Young**  
Member

**Ben Philbrick**  
Member

**Lynn Conway**  
Alternate

**Fred Deichmann**  
Alternate

**Peter Chomowicz**  
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**  
February 5, 2019 - 7:00pm  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 11/20/18)
  - Peter Chomowicz (seated 12/18/18)
  - Fred Deichmann (seated 1/14/19)
3. Minutes:
  - #1628, January 14, 2019
4. Commission Initiatives:
  - POCD Update Committee
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **PZ1814SUP & CAM 2X Nice, LLC (M. Comeau)** – Request final changes to approved Special Use Permit & Coastal Area Management Review applications for the demo and reconstruction of a 3-story mixed-use building and associated site improvements. Property located at 19 Roosevelt Ave., Mystic. Assessors Map 174 Block 15 Lot 5. Zone LS-5.
6. Correspondence:
7. Old Business:
  - A. **PZ1841CAM R. Barney Walker (J. Pietropaolo)** – Coastal Area Management Site Plan Review application for the demolition and reconstruction of the main dwelling unit, renovations to guest and boat houses, and site grading. Property located at 33-35 Money Point Rd., Mystic. Assessors Map 180 Block 2 Lot 26. Zones RA-20 & RC-120.

RECEIVED FOR RECORD  
STONINGTON, CT  
19 FEB -1 PM 3:04  
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 signup 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.

8. Public Hearing(s):
  - A. **PZ1834SD & GPP AJ Holdings, LLC (H. Heller)** – Subdivision and Groundwater Protection Permit applications for a 22-lot residential subdivision in accordance with CT Affordable Housing Act CGS 8-30g. Property located at 126 South Broad St., Pawcatuck. Assessors Map 25 Block 1 Lot 11. Zones RR-80 & GC-60.
  - B. **PZ1835SUP Lapham-Hickey Steel (M. Mussatto)** – Special Use Permit application to permit a building sign in excess of 18 square feet. Property located at 28 Hickey Dr., Pawcatuck. Assessors Map 18 Block 2 Lot 8D. Zone HI-60.
  - C. **PZ1838SD Linehan Custom Homes, Inc.** - Subdivision application for a 3-lot residential subdivision. Property located on Johnson Street, Pawcatuck. Assessors Map 13 Block 1 Lot 9. Zone RA-15. *The applicant has requested that the Public Hearing be opened and immediately continued.*
9. Future Public Hearing(s):
  - A. **PZ1837ZC Town of Stonington (MRBHP)** – Zoning Map Amendment application to change the zoning designation for 123 Greenmanville Ave., Mystic, Assessor's Map 172, Block 1, Lot 1, from RH-10 to Marine Heritage District (MHD). *PH scheduled for 2/19/19*
  - B. **PZ1840SUP 34-38 Mechanic St., LLC (J. Lathrop)** – Special Use Permit application for rehabilitation of an existing building (ZR 6.6.14) for creation of an additional residential dwelling unit from previous commercial use. Property located at 34-38 (36) Mechanic St., Pawcatuck. Assessors Map 4 Block 7 Lot 5. Zone PV-5. *PH scheduled for 2/19/19*
  - C. **PZ1901SUP Sun Seaport RV, LLC (S. Anderson)** - Special Use Permit (SUP) application for renewal of existing SUP PZ0908SUP for a recreational campground. Request elimination of 10-year sunset provision. Property located on 45 Campground Road, Mystic, CT. Assessor's Map 167, Block 1, Lot 3. Zones GBR-130 & GC-60. *PH scheduled for 3/5/19*
  - D. **PZ1902SUP 2 Lincoln Ave., LLC (J. Barton)** - Special Use Permit application for rehabilitation of an existing building (ZR 6.6.14) for creation of an additional residential dwelling unit (studio-sized), reducing a 3-bedroom dwelling unit to a 2-bedroom unit. Property located at 2 Lincoln Ave., Mystic. Assessors Map 174 Block 15 Lot 3. Zones LS-5 & RH-10. *PH scheduled for 3/19/19*