



## 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

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

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Peter Chomowicz (seated 2/5/19)
  - Fred Deichmann (seated 2/19/19)
  - Lynn Conway (seated 2/19/19)
3. Minutes:
  - #1630, February 19, 2019
4. Commission Initiatives:
  - POCD Update Committee
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **19-023ZON VIII\_HIII Whitehall Ave, LLC (F. Grace)** – Zoning permit application for an 8' x 10' walk-in cooler and demolition only of adjoining office space for future expansion of restaurant (additional permitting for use is required). Property located at 56 Greenmanville Ave., Mystic. Assessors Map 164 Block 2 Lot 2-2. Zone TC-80.
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 MAR -1 PM 3:19

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. **PZ1903SPA & CAM Latimer Point Condominium Assoc.** - Site Plan & Coastal Area Management Review applications for the demolition and construction of 2 new single-family residences, deck/landing additions with stairs, an addition to 2<sup>nd</sup> floor, small building additions, and installation of 2 new septic systems. Properties located at 39 East Shore Rd., 25 Center Dr., 9 Center Dr., 11 Reid Rd., 9 Reid Rd., 10 North Shore Way, 112 Latimer Pt. Rd., and 106 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/6/5, 154/4/27, 154/4/22, 154/4/11, 154/4/10, 154/2/12, 154/2/16A & 154/2/17. Zone RM-20.
  - C. **PZ1904SPA & GPP BCMAN, LLC (A. Nenna)** – Site Plan and Groundwater Protection Permit applications to construct a 625 SF addition (office space), and a 3,205 SF garage addition to existing garage. Proposal includes paved parking and access drives with associated drainage. Property located at 62 Voluntown Rd., Pawcatuck. Assessors Map 18 Block 2 Lot 7. Zone HI-60.
8. Public Hearing(s):
    - A. **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.
  9. Future 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. *Continued to 3/19/19 from 2/5/19.*
    - B. **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*
    - C. **PZ1905ZC & SPA J&H Hospitality (CME Assoc.)** - Zone Change Amendment and Site Plan applications for a zone change to Neighborhood Development District (NDD), and construction of two new hotels, adding a total of 217 new hotel rooms in two buildings totaling 142,170 SF. Property located at 6 Coogan Blvd. & Clara Drive., Mystic. Assessors Map 164 Block 4 Lot 4 & Map 171 Block 2 Lot 1. Zone TC-80. *PH scheduled for 4/2/19*
    - D. **PZ1906SUP BVS Stonington Development, LLC (W. Sweeney)** - Special Use Permit application to install a special wall sign in excess of 18 square feet. The proposed wall sign will be 67 SF. Property located at 350 Liberty St., Pawcatuck. Assessors Map 17 Block 1 Lot 13. Zone CS-5. *PH scheduled for 3/19/19*
    - E. **PZ1907SUP Donald & Rhonda Boyajian (A. Nenna)** - Special Use Permit application to allow a height exception for a 5' 8"- high architectural roof feature (cupola) on a single-family residence. The cupola meets the requirements of ZR 6.6.20. Property located at 274 Osbrook Point Rd., Pawcatuck. Assessors Map 32 Block 1 Lot 8. Zone RC-120. *PH scheduled for 4/2/19.*