



Town of Stonington Planning and Zoning Commission

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Alternate

Robert Hannon
Alternate

Fred Deichmann
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
March 20, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Executive Session to discuss pending litigation: Hendels Mystic, LLC v. Planning and Zoning Commission
3. Appoint Alternates:
 - Robert Hannon
 - Lynn Conway (seated 1/16/18)
 - Fred Deichmann (seated 2/20/18)
4. Minutes:
 - # 1609, February 20, 2018
5. Commission Initiatives:
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **16-285ZON Clavdy, LLC** – Zoning Permit application for a 6' x 12' walk-in cooler. Property located at 20 Old Stonington Rd., Stonington. Assessor's Map 153 Block 2 Lot 4. Zone GC-60.
 2. **18-016ZON Z&B Properties** – Zoning Permit application for conversion of a single-family dwelling to a two-family dwelling (duplex). Property located at 138 Liberty St., Pawcatuck. Assessors Map 15 Block 2 Lot 8A. Zone LS-5.
 3. **18-028ZON Jared Whewell** - Zoning Permit application for construction of a 2,184± SF office / storage building. Proposed size is a reduction of the previously approved structure. Property located at 620 Taugwonk Rd., Stonington. Assessors Map 67 Block 2 Lot 2. Zones GC-60 & RR-80.
7. Correspondence:
8. Old Business:

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.

9. Public Hearing(s):
 - A. **PZ1804SUP Nasprzy, LLC (R. Przybysz)** – Special Use Permit application for conversion of a two-family dwelling to a three-family dwelling. Property located at 27 Greenmanville Ave., Mystic. Assessors Map 173 Block 14 Lot 9. Zone RH-10.
 - B. **PZ1805SUP HMD Holdings, LLC (H. Macris)** – Special Use Permit application for a change of non-conforming use to convert former State Armory site to a technology, business, and light manufacturing center. Property located at 8 Summit St., Mystic. Assessors Map 174 Block 10 Lot 1. Zone RH-10.
 - C. **PZ1732POCD Town of Stonington Planning & Zoning Commission** - Amendment for the adoption of the Stonington Coastal Resilience Plan as an appendix to the POCD. The plan was recently completed through the Connecticut Department of Housing's Development Block Grant Disaster Relief Program.
10. Future Public Hearing(s):
11. New Submittal(s):
 - A. **PZ1806SUP Whaler's Inn RE, LLC (W. Sweeney)** - Special Use Permit application to allow beer and wine sales limited to the new lobby area of the Whaler's Inn. Property located at 20 East Main St., Mystic. Assessors Map 182 Block 4 Lot 13. Zone DB-5.
 - B. **PZ1807SUP Atlantic Associates of Stonington, LLC (T&A Lynch)** - Special Use Permit application to expand 8-seat Retail Restaurant (Cafe Macondo), by 512 square feet to increase seating to 18. Property located at 530 Stonington Rd., Stonington. Assessors Map 99 Block 4 Lot 23C. Zone GC-60.
 - C. **PZ1808RA CME Associates (J. Guskowski)** – Regulation Text Amendment to add the TC-80 as an eligible zoning district to Zoning Regulations Section 7.21.3.3.1 Neighborhood Development District (NDD).
 - D. **PZ1809SPA Extrusion Drive, LLC (TOS BOE)** -Site Plan Application for construction of a school bus depot to include: a gravel parking area for 26 busses, 5 vans, and 33 employee parking spaces; fuel tank; and 13.34' x 42' office structure. Property located at 40 Extrusion Drive, Pawcatuck. Assessors Map 36 Block 4 Lot 2D. Zone M-1.
 - E. **PZ1810SPA & GPP Lattizori Development** - Site Plan and Groundwater Protection Permit applications for construction of a 121-unit residential apartment building, parking, access drive, utilities, storm management, lighting, landscaping, lot line modifications, and site improvements. Property located 189 Jerry Browne Rd., Mystic. Zone GDD.

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CYNTHIA LADWIG
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