



Town of Stonington Planning and Zoning Commission

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Ben Philbrick
Member

Lynn Conway
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
April 17, 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 1/16/18)
 - Robert Hannon (seated 3/20/18)
 - Fred Deichmann (seated 3/20/18)
3. Minutes:
 - # 1611, April 3, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-059ZON Atlantic Associates of Stonington, LLC (H. Wes Maxwell)** – Zoning Permit application for a change of use to office for a landscape architect, formerly an antiques shop, and associated signage. Devising former retail space into 2 units. Property located at 530 Stonington Rd., Stonington. Assessors Map 99 Block 4 Lot 23C. Zone GC-60.
 2. **18-064ZON Lattizori Development, LLC** - Zoning Permit application for a change of use to retail, formerly financial institution. Devising former financial space into 2 units. Property located at 80 Stonington Rd., Mystic. Assessors Map 153 Block 3 Lot 1. Zone GC-60.
6. Correspondence:
7. Old Business:
8. Public Hearing(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.

RECEIVED FOR RECORD
 STONINGTON, CT
 18 APR 13 PM 3:43
 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.

- 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. **PZ1810SPA & GPP Lattizori Development** - Site Plan and Groundwater Protection Permit applications for construction of a 121-unit residential apartment building, parking, access drive, utilities, stormwater management, lighting, landscaping, lot line modifications, and site improvements. Property located at 189 Jerry Browne Rd., Mystic. Assessors Map 134 Block 3 Lots A, 2, & 2A-2N; Map 150 Block 2 Lots A, B, 1, & 1A-1X. Zone GDD.
9. Future Public Hearing(s):
- A. **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). *Public Hearing set for 5/1/18.*
10. New Submittal(s):
- A. **PZ1811RA Readco, LLC (T. Ladwig)** – Regulation Text Amendment to modify ZR 6.6.20 Height Exceptions for Roof Structures and Architectural Features. Remove 5 percent of building footprint / 200 square foot maximum for commercial structures. Modify ZR 6.6.20.2 to add Commission option to require screening of rooftop equipment as deemed necessary.
 - B. **PZ1812CAM M & J Wainston (Bruce Coletti)** – Coastal Area Management Review for demolition of existing single-family residence and accessory structures, and construction of a new SFR, subsurface sewage disposal system, drainage, and associated landscaping and utilities. CAM to accompany future zoning permit application. Property located at 100 Old North Rd., Mystic. Assessors Map 181 Block 2 Lot 5. Zone RM-15.