



Town of Stonington Planning and Zoning Commission

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Member

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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.

AMENDED AGENDA

Special Meeting
May 1, 2018 - 7:00pm
Mystic Middle School

204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Robert Hannon (seated 3/20/18)
 - Fred Deichmann (seated 4/17/18)
 - Lynn Conway (seated 4/17/18)
3. Minutes:
 - # 1612, April 17, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-076ZON P. Fleming & Scott Nye (D. Ceneviva)**- Zoning Permit application for the reduction & relocation of 3 static billboard signs: reduce three 300 SF billboards to two 180 SF billboards. Property located at 786 Stonington Rd., Stonington. Assessors Map 75 Block 2 Lot 2. Zones GC-60 & RC-120.
 2. **18-078 Joyce O. Resnikoff, Trustee** - Zoning Permit application to convert a portion of an existing retail space into restrooms, closing existing restroom to repurpose at a future time. Property located at 27 Coogan Blvd., Building #19B, Mystic. Assessors Map 164 Block 3 Lot 1. Zone TC-80.
6. Correspondence:
7. Old Business:
 - A. **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.

RECEIVED FOR RECORD
 STONINGTON, CT
 18 APR 30 PM 3:13
 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. **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).
9. Future Public Hearing(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. *Public Hearing set for 6/5/18.*