



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
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Curtis Lynch
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Member

Shaun Mastroianni
Member

Harry Boardsen
Alternate

Lynn Conway
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
May 16, 2017

Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 2/7/17)
 - Lynn Conway (seated 5/2/17)
3. Minutes:
 - #1591, May 2, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Commission discussion regarding LS-5 buffer requirements at 40-44 Washington St., Mystic, for potential bakery.
6. Correspondence:
7. Old Business:
 - A. **PZ1708SD Natasha Neef (Peter Gardner)** – Subdivision application for the creation of two (2) lots. Property located at 123 Wolf Neck Rd., Stonington, CT. Assessor's Map 140 Block 1 Lot 2A. Zone RR-80.
 - B. **PZ1705RA & ZC Stonington PZC** – Regulation text amendment to create a new Heritage Mill (HM) Zoning District, and map amendment to change three properties from M-1 to HM (82 Mechanic St. - Map 4 Block 7 Lot 15; 100 Mechanic St. – Map 4 Block 7 Lot 16; & 150 Mechanic St. – Map 4 Block 7 Lot 17), and change several properties from M-1 to DB-5 (2 Prospect St. – Map 4 Block 17 Lot 3; 66 Prospect St. – Map 4 Block 18 Lot 3A; 8-10 Palmer St. – Map 4 Block 17 Lot 2; 85 Mechanic St. – Map 4 Block 17 Lot 1; 87-89 Mechanic St. – Map 4 Block 17 Lot 9; 99 Mechanic St. – Map 4 Block 17 Lot 6; Mechanic St. – Map 4 Block 17 Lot 7; Mechanic St. – Map 4 Block 17 Lot 8; Mechanic St. – Map 4 Block 18 Lot 4; Prospect St. – Map 4 Block 17 Lot 4; Prospect St. – Map 4 Block 17 Lot 5), Pawcatuck. *PH closed 5/2/17.*

RECEIVED FOR RECORD
 STONINGTON, CT
 17 MAY 15 PM 1:36
 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): 7:30 p.m.
 - A. **PZ1707RA Martin Olson Irrevocable Trust** – Regulation Text Amendment to increase the maximum height and floor area ratio permitted within the Tourist Commercial (TC-80) zoning district. *PH continued from 5/2/17.*
 - B. **PZ1709SUP Martin Olson Irrevocable Trust (C. Regan)** - Special Use Permit application to create 12,226 SF of space for a financial services office. The proposal includes a 2,871SF addition to the structure (Building 22), that was previously approved for reconfiguration to downsize an existing restaurant to create a second leasable area. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80.
 - C. **PZ1710SUP McQuade's Mystic, LLC** - Special Use Permit application to amend existing special use permit to allow the sale of beer and wine within existing cafeteria for on-site consumption. Property located at 14 Clara Drive, Mystic. Assessor's Map 164 Block 4 Lot 3. Zone TC-80.
9. Future Public Hearing(s):
 - A. **PZ1711SUP Martin Olson Irrevocable Trust (Jealous Monk)** – Special Use Permit application to allow a 36-square foot sign on the building side facing Coogan Blvd. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80. *PH rescheduled for 6/6/17.*
10. New Submittal(s):
 - A. **PZ1712SUP Mystic Depot Roasters** -- Special Use Permit application to expand from Retail Restaurant use with 9 additional indoor seats and 17 outdoor seats. Property located at 2 Roosevelt Ave., Mystic. Assessor's Map 174 Block 17 Lot 5. Zone LS-5.
 - B. **PZ1713SUP Moogie, LLC (Whole Beast, LLC)** – Special Use Permit application to expand Restaurant use to 52 seats with a liquor permit for on-premises liquor (beer & wine) sales. Property located at 24 East Main St., Mystic. Assessor's Map 182 Block 4 Lot 9. Zone LS-5.
 - C. **PZ1714BR Cherenzia Excavation (Masonicare)** - Bond Reduction application for work performed under **PZ1132SUP & CAM Clara M. Coogan Trust** applications for development of a Congregate Living Facility. Property now located at 45 Clara Dr., Mystic. Assessor's Map 172 Block 2 Lot 5B. Zone RM-15.
 - D. **PZ1715RA Town of Stonington PZC** - Regulation Amendment to modify the buffer requirements in the LS-5 Zone. Amend ZR 4.3.4.1 to require fifteen (15) feet of screening for a commercial use adjoining a residential zone, and eliminate the screening requirements of ZR Sections 4.3.4.2 and 4.3.4.3.
 - E. **PZ1616SUP & CAM KAC, LLC (Angela Kanabis)** – Special Use Permit & Coastal Area Management Review applications for a new, mixed use 7500 SF structure with main level commercial use (restaurant with liquor permit), and 2 upper level residential units. 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.