



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

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**Gardner Young**  
Member

**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

**Special Meeting**  
**June 5, 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:
  - # 1614, May 15, 2018
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
    1. Russell Sergeant – Preliminary discussion regarding a potential Zoning Regulation Amendment to allow Residential Mixed Use by Special Use Permit in the GC-60 (General Commercial) Zoning District.
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
6. Correspondence:
7. Old Business:
8. 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.

RECEIVED FOR RECORD  
STONINGTON, CT  
18 JUN - 1 AM 11:35  
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.

## 9. Future Public Hearing(s):

- A. **PZ1814SUP & CAM 2X Nice, LLC (M. Comeau)** – Special Use Permit & Coastal Area Management Review applications to permit the demolition and reconstruction of a 3,389 SF, 3-story mixed-use building with associated site improvements. Property located at 19 Roosevelt Ave., Mystic. Assessors Map 174 Block 15 Lot 5. Zone LS-5. *Public Hearing set for 6/19/18*
- B. **PZ1815RA Robert Walker & Lindsay Chamberlain (W. Sweeney)** – Regulation Text Amendment to modify the provisions of ZR 7.3.5 24-foot design height limitation in coastal areas to allow, by Special Use Permit, a structure with the height limits established in ZR Sections 5.1.1 and 5.2.1. *Public Hearing set for 8/7/18.*