



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.

AGENDA

Regular Meeting
June 19, 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)
 - Lynn Conway (seated 4/17/18)
 - Fred Deichmann (seated 6/5/18)
3. Minutes:
 - # 1615, June 5, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-107ZON PMSM SAMP LLC** - Zoning permit application for renovations to hotel restaurant & banquet space. Proposal includes dividing 1 large space into 6 smaller units, & minor exterior renovations. Property located at 9 Whitehall Ave., Mystic. Assessors Map 164 Block 1 Lot 3. Zone TC-80.
 2. **18-111ZON ARC CBSTNCT002 LLLC** - Zoning permit application for change of use from Financial Institution to Medical Clinic (dental). Modify canopied drive-up as enclosed area. Property located at 46 West Broad St., Pawcatuck. Assessors Map 3 Block 28 Lot 4. Zone PV-5.
6. Correspondence:
 - A. Jim Stanton request for Commission to rezone 4 parcels on the north side of Edgemont Street from M-1 to LS-5.
7. Old Business:

TOWN CLERK
CYNTHIA LADWIG
18 JUN 15 PM 3:31
RECEIVED FOR RECORD
STONINGTON, CT

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 sign-up 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):
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. *Rescheduled from 6/19/18 to 7/17/18.*
 - 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.*
10. New Submittals:
 - A. **PZ1816SD Kevin & Melissa Breault** – Subdivision application for a 2-lot re-subdivision of a 5.18 acre parcel. Property located at 731 New London Turnpike, Stonington. Assessors Map 89 Block 1 Lot 1B. Zone RR-80.
 - B. **PZ1817SD, SUP & GPP People's United Bank (Readco, LLC)** – Subdivision, Special Use Permit, & Groundwater Protection Permit applications for re-subdivision of a 7.7± acre parcel, and construction of a 25,206 SF medical office building with associated parking and site improvements. Property located at 350 Liberty St., Pawcatuck. Assessors Map 17 Block 1 Lot 13. Zones CS-5 & RM-20.
 - C. **PZ1818SUP Laveer Properties, LLC (K. Scanlon)** - Special Use Permit application for a change of non-conforming use from one commercial unit and one residential unit to two residential units. Property located at 11 Velvet Lane., Mystic. Assessors Map 172 Block 3 Lot 12. Zone RA-20.
 - D. **PZ1819RA Town of Stonington P&Z Commission** - Regulation Text Amendment to modify the definition of the term "Substantial Improvement" as it relates to modifications in flood hazard areas, specifically, to add an exemption for historic structures as allowed in FEMA's definition of "Substantial Improvement."
 - E. **PZ1820RA Russell E. Sergeant, AIA (Alamoe)** - Regulation Text Amendment to modify the provisions of ZR 6.6.21 Residential Mixed Use (RMU) to permit RMU in the GC-60 zone by Special Use Permit. Amend ZR Sections 4.4.3, 5.2.1, & 6.6.21.1.
 - F. **PZ1821SUP Murphy Pt. Realty, LLC (K. Simonds)** - Special Use Permit application for a Medical Clinic in 440 square feet of existing building. Property located at 4 Broadway Avenue Ext., Mystic. Assessors Map 174 Block 20 Lot 5. Zone M-1.
 - G. **PZ1822SD Claudia Peresman (G. Fedus)** - Subdivision application for a 3-lot re-subdivision of an 8.02 acre parcel. Property located at 90 Farmholme Rd., Stonington. Assessors Map 59 Block 1 Lot 5. Zone RR-80.