



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
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Gardner Young
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
June 20, 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 5/16/17)
3. Minutes:
 - #1593, June 6, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **17-075ZON Ma Brown, LLC** – Zoning permit application for 24 outdoor seats at existing restaurant (Angie’s). No increase in total number of seats is proposed. Property located at 25 Roosevelt Ave., Mystic. Assessor’s Map 174 Block 15 Lot 7. Zone LS-5.
 2. **66 Voluntown Rd. (Kayla Group, LL)** – Commission interpretation of change of use for property located at 66 Voluntown Rd., Pawcatuck. Assessor’s Map 18 Block 2 Lot 6A. Zone HI-60.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - A. **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.
 - B. **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)

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 STONINGTON, CT
 17 JUN 19 PM 2:18
 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.

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.

9. Future Public Hearing(s):

- A. **PZ1712SUP Mystic Depot Roasters** – Special Use Permit application to expand from Retail Restaurant use with 9 additional indoor seats and 47 outdoor seats. Property located at 2 Roosevelt Ave., Mystic. Assessor's Map 174 Block 17 Lot 5. Zone LS-5. *PH scheduled for 7/18/17.*
- B. **PZ1716SUP & 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. *PH scheduled for 7/18/17.*

10. New Submittals:

- A. **PZ1717SPA & CAM Stone Acres Farm** – Site Plan and Coastal Area Management Site Plan Review applications for Phase One development, including roadways & paths, locations of utilities & new septic system, & the proposed repurposing of the carriage barn. located at 381 North Main St., Stonington. Assessor's Map 81 Block 1 Lot 2. Zone AHD.
- B. **PZ1718RA & ZC Town of Stonington PZC (PV-5)** – Zoning Regulations Text Amendment to create a new Zoning District (PV-5), and Zoning Map amendment to rezone downtown Pawcatuck from DB-5 and LS-5 to PV-5.
- C. **PZ1719SUP Joyce Resnikoff, Trustee (Stephen Clemente)** – Special Use Permit application for a 1,815 square foot Recreational Facility in an existing structure within Olde Mistick Village. Property located at 27 Coogan Blvd, Mystic. Assessor's Map 164 Block 3 Lot 1 Unit 17. Zone TC-80.