



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

**Shaun Mastroianni**  
Secretary

**Gardner Young**  
Member

**Ben Philbrick**  
Member

**Lynn Conway**  
Alternate

**Fred Deichmann**  
Alternate

**Vacancy**  
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**  
**July 17, 2018 - 7:00pm**  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 4/17/18)
  - Fred Deichmann (seated 6/19/18)
3. Minutes:
  - # 1616, June 19, 2018
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
    1. Preliminary Discussion of Accessory Dwelling Unit Regulations
    2. Appointment of Commission member to Plan of Conservation and Development Implementation Committee
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. "Grass & Bone" request for an Extension of Use of restaurant patio space for the weekend of the Mystic Art Festival, Aug 10-12, 2018. Property located at 24 E. Main St., Mystic. Assessors Map 182 Block 4 Lot 9. Zone LS-5.
    2. Harley P. Chase VFW Post request for an Extension of Use of restaurant patio space for August 4, 2018. Property located at 162 South Broad St., Pawcatuck. Assessors Map 25 Block 1 Lot 18. Zones GC-60 & RR-80.
    3. **ZON18-133 Clavdy, LLC** - Replace 12' x 12' ice cream tent with an 8' x 12' tent for storage and service bar. Tent shall be placed to the south side of 20' x 40' outdoor dining area tent. Extend dates of seasonal tents to April 15th thru Thanksgiving. Property located at 20 Old Stonington Rd., Stonington. Assessors Map 153 Block 2 Lot 4. Zone GC-60.
    4. **PZ0667CNU & CAM Masons Island Landing, LLC (Mystic Point)** – Request changes to approved redevelopment of an existing 4.2+/- acre parcel into 5 residential duplexes & 3 single family residences Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.

RECEIVED FOR RECORD  
STONINGTON, CT  
18 JUL 13 PM 3:50  
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.

6. Correspondence:
7. Old Business:
8. 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. **PZ1816SD Kevin & Melissa Breault (M. Scanlon)** – 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.
9. Future Public Hearing(s):
  - A. **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. *Public Hearing rescheduled for 8/7/18.*
  - 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.*
  - C. **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. *Public Hearing set for 8/7/18.*
  - 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." *Public Hearing set for 8/7/18.*
  - 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. *Public Hearing set for 8/21/18.*
  - 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. *Public Hearing set for 8/21/18.*

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. *Public Hearing set for 8/21/18.*

10. New Submittal(s):

A. **PZ1823SUP 1189 Pequot Trail, LLC (R. Valenti)** – Special Use Permit application to convert existing 5-bedroom residence into a 5-unit Bed & Breakfast facility. Property located at 1189 Pequot Trail, Mystic. Assessors Map 135 Block 2 Lot 1. Zone GBR-130.