



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

**Frances Hoffman**  
Secretary

**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**  
**July 18, 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 6/20/17)
3. Minutes:
  - #1593, June 6, 2017, #1594, June 20, 2017
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **PZ0554SUP Dodson Boatyard, Inc.** – Requesting modification of the area for emergency access under the Viaduct: discontinuing an area between the westerly buffer area & a SBC (SNET) easement, replaced by the 25-foot buffer along the westerly side of the Viaduct. Property located near Main & Mathews Streets, Stonington. Assessor’s Map 101 Block 26 Lot 1. Zone MC-80.
    2. **17-155ZON 29 West Broad St., LLC** – Zoning permit application for change of use from Personal Services to Office for engineering services company. Property located at 29 West Broad St., Pawcatuck. Assessor’s Map 1 Block 4 Lot 7. Zone DB-5.
6. Correspondence:
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
  - 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.

RECEIVED FOR RECORD  
 STONINGTON, CT  
 17 JUL 17 PM 1:05  
 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.

- 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. Property located at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.
9. Future Public Hearing(s):
    - 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. Property located at 381 North Main St., Stonington. Assessor's Map 81 Block 1 Lot 2. Zone AHD. *PH scheduled for 8/1/17.*
    - B. **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. ***Applicant requests withdrawal of application.***
    - C. **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. Zone change includes some properties on Jameson Ct., Mechanic St., Blanchard La., Palmer St., West Broad St., Liberty St., Noyes Ave., Cogswell St., Chase St., Lincoln Ave., Stanton St., Prospect St., and Lester Ave. *PH scheduled for 8/15/17.*
  10. New Submittals:
    - A. **PZ1720SPA & CAM Greylock Property Group (Edgewood Mac, LLC)** – Site Plan Approval & Coastal Area Management Review applications for the proposed development of 42 residential townhouse units in 7 individual structures, and a separate, one-story, 8-bay garage. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.