



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

David Rathbun  
Chair

Curtis Lynch  
Vice Chair

Frances Hoffman  
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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.

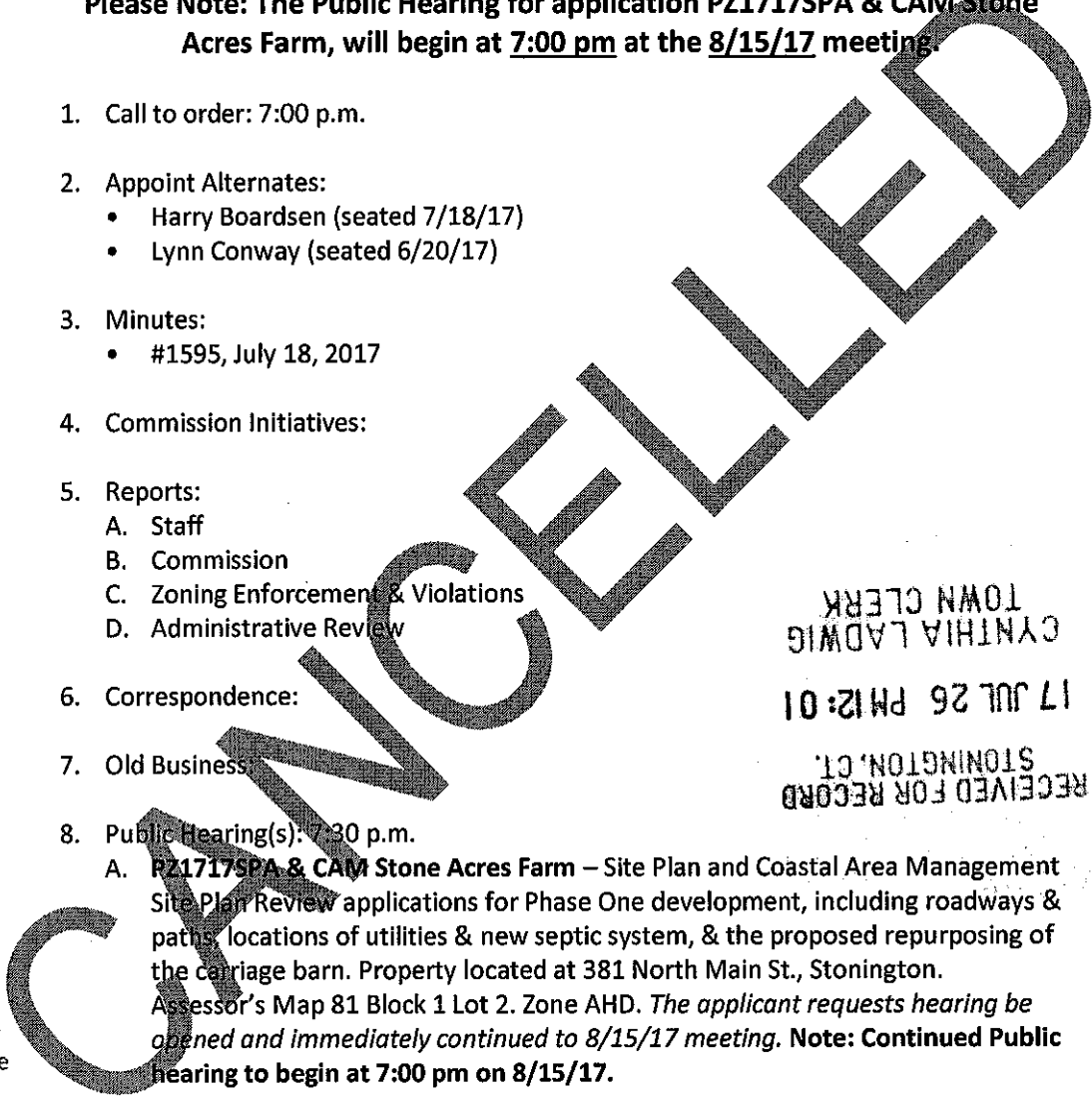
## AGENDA

Special Meeting  
August 1, 2017

Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

**Please Note: The Public Hearing for application PZ1717SPA & CAM Stone Acres Farm, will begin at 7:00 pm at the 8/15/17 meeting.**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Harry Boardsen (seated 7/18/17)
  - Lynn Conway (seated 6/20/17)
3. Minutes:
  - #1595, July 18, 2017
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
6. Correspondence:
7. Old Business
8. Public Hearing(s): 7:30 p.m.
  - 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. *The applicant requests hearing be opened and immediately continued to 8/15/17 meeting. Note: Continued Public hearing to begin at 7:00 pm on 8/15/17.*



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STONINGTON, CT  
17 JUL 26 PM 12:01  
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. 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. PH continued to 9/5/17.**
- 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. 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.**
- C. 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. PH scheduled for 9/5/17.**

**CANCELLED**