



Town of Stonington Planning and Zoning Commission

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Member

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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

Special Meeting
August 7, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Fred Deichmann (seated 6/19/18)
 - Lynn Conway (seated 7/17/18)
3. Minutes:
 - # 1617, July 17, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 1. Preliminary discussion of Accessory Dwelling Unit Regulations
 2. Preliminary discussion of Solar Access Regulations
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **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.
 2. **18-142ZON New England Real Estates, LLC (Perkins)** - Zoning permit application for a sign and change of use from Retail Restaurant to Retail. Property located at 27 Broadway Ave., Mystic. Assessors Map 174 Block 14 Lot 2. Zone LS-5.
 3. **18-139ZON C & R Tsiakiris (M. Bonnano)** - Zoning permit application for change of use from Retail Restaurant to Financial Institution. Property located at 38 South Broad St., Pawcatuck. Assessors Map 14 Block 3 Lot 1. Zone LS-5.

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STONINGTON, CT
18 AUG - 3 PM 2:56
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.

4. **PZ0360SD SUP & GPP Old Mystic Estates, fka Clairemont Cluster SD** – Discussion of stipulation of approval requiring Public Access Easement over open space not transferred to a land trust.
5. **CGS 8-24 Review** of conformance with the Plan of Conservation and Development - Proposed municipal acceptance of completed portions of roads associated with the Old Mystic Estates Subdivision. Portion of Nautilus Way & Latitude Circle, Assessors Map 165 -5-1X (partial) & 148-3-3X.
6. Correspondence:
7. Old Business:
8. 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.
 - 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.
 - 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.
 - 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."
9. Future Public Hearing(s):
 - A. **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.*
 - B. **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.*
 - C. **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.*

- D. **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. *Public Hearing set for 9/4/18.*