



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**David Rathbun**  
Chair

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**Gardner Young**  
Member

**Ben Philbrick**  
Member

**Lynn Conway**  
Alternate

**Fred Deichmann**  
Alternate

**Peter Chomowicz**  
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.

### AMENDED

#### AGENDA

Regular Meeting  
August 20, 2019 - 7:00pm  
Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 5/21/19)
  - Peter Chomowicz (seated 6/4/19)
  - Fred Deichmann (seated 8/6/19)
3. Minutes:
  - #1641, August 6, 2019
4. Commission Initiatives:
  - POCD Update Committee
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **19-183ZON Town of Stonington (T. Curioso)** – Zoning Permit application to place a 20' x 20' pre-built shed behind the outdoor basketball courts at the high school. Property located at 176 South Broad St., Pawcatuck. Assessors Map 25 Block 1 Lot 19. Zone RR-80.
    2. **PZ1610SPA Prospect Northeast Development, LLC** – Request approval to swap positions of Buildings #13 and #14 at 33 Prospect St., Pawcatuck. Assessor's Map 4 Block 16 Lot 7. Zone NDD-1.
    3. Request for comments for the proposed relocation of a cell tower facility from 86 Voluntown Rd. to 8 Alice Court, Pawcatuck. Assessor's Map 18 Block 2 Lot 5E. Zone HI-60.
6. Correspondence:
7. Old Business:

RECEIVED FOR RECORD  
STONINGTON, CT  
19 AUG 19 PM 3:48  
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.

8. Public Hearing(s):
  - A. **PZ1915SUP Whaler's Inn Acquisition, LLC (W. Sweeney)** - Special Use Permit application to increase existing seating in former restaurant from 60 to 100 seats and operate under a hotel liquor permit, with the possible merger of the two lots. Properties located at 20 East Main St. and 9 Cottrell St., Mystic. Assessors Map 182 Block 4 Lots 13 & 3. Zone DB-5. *Continued from 8/6/19.*  
**Applicant has requested a further continuance of the public hearing to 9/3/19.**
  - B. **PZ1917SUP & CAM Callanish, LLC (C. Brown)** Special Use Permit & Coastal Area Management Review applications to permit the conversion of the 2nd floor of commercial structure into 13 residential units, pursuant to ZR 6.6.14 - Rehabilitation of Existing Buildings. Properties located at 11 & 18 Main St., Lot 39 on Main St., & Lot 7 on Mill St., Old Mystic. Assessors Map 166 Block 3 Lot 1, Map 166 Block 6 Lot 36, Map 166 Block 6 Lot 39 & Map 166 Block 4 Lot 7. Zone CS-5.
  - C. **PZ1918SUP Richard A. Mann (Phoenix Ent., LLC)** - Special Use Permit application to modify both the approved hours of general operation and the hours of live music. Requesting approval to host "Car Shows" from 5:00pm to 8:00pm on Tuesday nights during the summer through the end of October. Property located at 215 Liberty St., Pawcatuck. Assessors Map 16 Block 4 Lots 12 & 12A. Zone LS-5.
9. Future Public Hearing(s):
  - A. **PZ1919RA D'Amato Investments (M. Lineweber)** – Regulation Text Amendment to permit a Dog Daycare Training Center use in the LI-130, M-1, and HM zoning districts. *PH Scheduled for 9/3/19*
10. New Submittal(s):
  - A. **PZ1920CAM Mitchel & Regina Strand (N. Thibeault)** – Coastal Area Management Site Plan Review application to accompany future zoning permit application for the demolition of a single-family residence & detached garage, and the construction of a new SFR with attached garage and on-site septic system. Property located at 18 Skiff Lane., Mystic. Assessors Map 180 Block 2 Lot 1. Zone RA-20.
  - B. **PZ1921SUP Thirty Eight, LLC (S. Nousiopoulos)** - Special Use Permit application to permit residential mixed-use in an existing commercial structure (ZR 6.6.21). Proposal is for an approximate 1,000SF one-bedroom dwelling unit. Property located at 38 East Main St., Mystic. Assessors Map 174 Block 18 Lot 13. Zone LS-5.
  - C. **PZ1922ZC, SPA & CAM Mystic Seaport Museum (GFOE, Inc.)** – Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for construction of a building for a Science & Exploration Center. Property located at 50 Greenmanville Ave., Mystic. Assessors Map 173 Block 5 Lot 4. Zone MHD.  
**Application Withdrawn.**
  - D. **PZ1923ZC 1189 Pequot Trail, LLC (R. Valenti)** – Master Plan Zone Change application from the existing GBR-130 zone to the Agricultural Heritage District (AHD) zone. The proposed master plan seeks to preserve the farm

and buildings and to stimulate economic activity by creating a campus for agriculture, livestock, equestrian activities, education, and events. The subject site, the former Dean's Mill Farm, is located at 1189 Pequot Trail, Stonington, CT. Assessor's Map 135 Block 2 Lot1. Zone GBR-130.