



Town of Stonington Planning and Zoning Commission

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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
August 21, 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:
 - # 1618, August 7, 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
6. Correspondence:
7. Old Business:
8. 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.
 - 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.

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STONINGTON, CT
18 AUG 20 AM 8:56
CYNTHIA LAOWIG
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.

- 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.
9. Future Public Hearing(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. *Public Hearing set for 9/4/18.*
10. New Submittal(s):
 - A. **PZ1824SUP Martin Olson Irrevocable Trust (W. Sweeney)** - Special Use Permit application for change of Retail use to a 4,675 SF 129-seat Restaurant with liquor service. Proposal includes a 568 SF porch addition and an 8' x 10' walk-in cooler. Property located at 27 Coogan Blvd., Bldg. 12C/D/F, Mystic. Assessors Map 164 Block 3 Lot 1 Unit 32. Zone TC-80.
 - B. **PZ1825SPA & GPP BCMAN, LLC (A. Nenna)** – Site Plan and Groundwater Protection Permit applications to construct a 625 SF addition (office space), and a 3,205 SF garage addition to existing garage. Proposal includes paved parking and access drives with associated drainage. Property located at 62 Voluntown Rd., Pawcatuck. Assessors Map 18 Block 2 Lot 7. Zone HI-60.