



Town of Stonington Planning and Zoning Commission

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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.

AGENDA

Special Meeting

September 3, 2019 - 7:00pm

Stonington Middle School (formerly known as Mystic Middle School)
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Fred Deichmann (seated 8/6/19)
 - Lynn Conway (seated 8/20/19)
 - Peter Chomowicz (seated 8/20/19)
3. Minutes:
 - #1642, August 20, 2019
4. Commission Initiatives:
 - POCD Update Committee
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **Pawcatuck Middle School Re-Use Plan** – Discussion of proposed project for the interior renovations for Town re-use of Pawcatuck Middle School. Property located at 40 Field St., Pawcatuck. Assessors Map 14 Block 7 Lot 1. Zone RA-15.
 2. **PZ1839SPA J&H Hospitality Mystic** – Request change to retaining wall material for approved application for alterations to existing restaurant building, associated parking, and outdoor space. Property located at 6 (8) Coogan Blvd., Mystic. Assessors Map 171 Block 2 Lot 1. Zone TC-80.
6. Correspondence:
7. Old Business:
 - 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.

RECEIVED FOR RECORD
STONINGTON, CT
19 AUG 30 PM 2:52
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. **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.
 - B. **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 to 9/3/19 from 8/6/19.*
9. Future Public Hearing(s):
 - A. **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. *PH Continued to 9/17/19 from 8/20/19.*
 - 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. *PH scheduled for 10/1/19.*
 - C. **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 Lot 1. Zone GBR-130. *PH scheduled for 10/1/19.*