



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
Chair

Curtis Lynch
Vice Chair

Ben Philbrick
Member

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
September 5, 2017 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 8/15/17)
 - Lynn Conway (seated 6/20/17)
3. Minutes:
 - #1595, July 18, 2017
 - #1597, August 15, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **Temporary Healthcare Structures** – Discussion of SB 922: an act to allow municipalities to permit residents to install temporary health care structures on their property. The statute provides for municipalities to opt-out in order to prevent installation or provide time to develop their own framework for regulating the structures.
6. Correspondence:
 - A. Correspondence from First Selectman regarding regulations on the keeping of hens
7. Old Business:
8. Public Hearing(s): 7:30 p.m.
 - 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 from 7/18/17.*

RECEIVED FOR RECORD
STONINGTON, CT
17 SEP - 1 AM 11:41
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.

- B. **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. *Applicant requests public hearing be opened and immediately continued to 10/3/17.*

9. Future Public Hearing(s):

- A. **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 continued to 9/19/17.*
- B. **PZ1721SD & CAM Kenneth & Marguerite Godfrey** – Re-subdivision and Coastal Area Management review applications for the creation of two (2) lots (one rear). Property located at 46 Stanton Lane, Stonington, CT. Assessor's Map 58 Block 2 Lot 3A. Zone RR-80. *PH scheduled for 10/3/17.*
- C. **PZ1722SUP Robert & Deborah Valenti** – Special Use Permit application for an architectural Height Exception (ZR 6.6.20), in order to roof over and enclose recessed roof deck on a single-family residence. Property located at 258 Palmer Neck Rd., Pawcatuck, CT. Assessor's Map 56 Block 1 Lot 5. Zone RC-120. *PH scheduled for 9/19/17.*