



Town of Stonington Planning and Zoning Commission

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Ben Philbrick
Member

Lynn Conway
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

Regular Meeting
September 18, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Executive Session - Hendel vs PZC Refs #4272 & #4274: PZ1727SUP & CAM Hendels Mystic, LLC & Hendels Washington St., LLC
3. Appoint Alternates:
 - Fred Deichmann (seated 9/4/18)
 - Lynn Conway (seated 9/4/18)
4. Minutes:
 - #1620, September 4, 2018
5. Commission Initiatives:
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-176ZON Steven Lee (Karen Fusaro)** - Zoning permit application for change of retail use to personal services, Shoreline Shears. Property located at 52 Williams Ave., Mystic. Assessors Map 161 Block 18 Lot 11. Zone LS-5.
 2. **18-179ZON 804 Stonington Rd. (Leslie Medeiros)** - Zoning permit application for change of retail use to personal services, Trend Salon. Property located at 804 Stonington Rd., Stonington. Assessors Map 75 Block 2 Lot 4. Zone GC-60.
 3. **PZ1408SUP Spruce Meadows, LLC** – Request changes to retaining wall for previously approved Special Use Permit application for Spruce Ridge residential structures. Property located at 86 & 88 South Broad St., Pawcatuck. Assessor’s Map 25 Block 1 Lots 3 & 4, Zone LS-5.
7. Correspondence:

RECEIVED FOR RECORD
STONINGTON, CT
18 SEP 14 PM 3:59
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. Old Business:
 - A. **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.
9. Future Public Hearing(s):
 - A. **PZ1824SUP Martin Olson Irrevocable Trust (W. Sweeney)** - Special Use Permit application for change of Retail use to a 6,171 SF 166-seat Restaurant with liquor service. Proposal includes 2,158 SF of building additions. Property located at 27 Coogan Blvd., Bldg. 12C/D/F, Mystic. Assessors Map 164 Block 3 Lot 1 Unit 32. Zone TC-80. (REVISED) *PH Rescheduled from 9/18/18 to 10/2/18.*
10. New Submittal(s):
 1. **PZ1826SUP KAC, LLC (A. Kanabis)** – Special Use Permit application for modifications to previously approved applications for construction of a new, mixed use structure. Modifications include changing residential units layout to two 2nd-floor & one 3rd-floor, ingress/accessibility, and exterior building alterations. Property located at 17-19 East Main St., Mystic. Assessors Map 174 Block 2 Lot 4. Zone DB-5.
 2. **PZ1827BR Toll CT, LP (Old Mystic Estates)** - Bond Reduction/Release application for off-site drainage work associated with PZ0360SD, SUP & GPP Meehan. Request full release of E&S Bond 15-005 (\$25,400.00) & a release of remaining Performance Bond 15-006 (\$43,954.00, previously reduced from \$336,979.00). Property located at 12 Michelle Lane, 102 Whitehall Ave. & 6 Whitehall Pond. Assessor's Map 165 Block 3 Lots 1A & 2, Map 148 Block 3 Lot 3B. Zone GC-60.