



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

Regular Meeting
September 19, 2017 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Election of Officers
3. Appoint Alternates:
 - Harry Boardsen (seated 8/15/17)
 - Lynn Conway (seated 6/20/17)
4. Minutes:
 - #1598, September 5, 2017
5. Commission Initiatives:
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Discussion of alternatives to stone wall modifications as per stipulation of approval #7 for **PZ1717SPA & CAM Stone Acres Farm** – Approved Site Plan and Coastal Area Management Site Plan Review applications for Phase One development, including roadways & paths, locations of utilities & new septic system, & the proposed repurposing of the carriage barn. Property located at 381 North Main St., Stonington. Assessor’s Map 81 Block 1 Lot 2. Zone AHD.
 2. **17-212ZON Whitehall Homeowners Association, Inc. (Docko)** – Zoning permit request for wharf rehabilitation & placement of 2 kayak racks with some activities in the NIA. Property located between 34 & 36 Riverbend Dr., Mystic. Assessor’s Map 165 Block 3 Lot 19. Zone RA-40 & GBR-130.
7. Correspondence:
8. Old Business:

RECEIVED FOR RECORD
STONINGTON, CT
17 SEP 18 PM 1:54
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.

9. Public Hearing(s): 7:30 p.m.
 - 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 from 8/15/17.*
 - B. **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.
10. Future Public Hearing(s):
 - A. **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. *PH continued to 10/3/17.*
 - 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.*
11. New Submittal(s):
 - A. **PZ1723CAM Ann Ragsdale (JP Merein)** – Coastal Area Management Site Plan review application for the proposed construction of a 3,321 SF (w/o porches), residential structure to replace a 4,166 SF residential structure destroyed by fire. Property location is Ram Island, Mystic, CT. Assessor's Map 183 Block 1 Lot 1. Zone RC-120.
 - B. **PZ1724SPA CGR Associates, LLC (Boundaries, LLC)** – Site Plan application to permit construction of a 6,000 SF accessory building, expansion of gravel parking area, stormwater management improvements, and demonstration of a code compliant subsurface sewage disposal system. Property located at 35 Campground Rd., Mystic. Assessors Map 167 Block 1 Lot 6. Zones GC-60 & GBR-130.
 - C. **PZ1725BR Threadmill Acquisition, LLC** - Bond Reduction/Release application for landscaping associated with PZ0902SPM & CAM and PZ0475SPA & CAM applications. Request full release of E&S Bond #14-005 (\$42,500.00). Property located at 12 River Rd., Pawcatuck. Assessors Map 5 Block 5 Lot 3. Zone IHRD-1.
 - D. **PZ1726SUP Whittaker Technical Products (Kayla Group, LLC)** – Special Use Permit application for outside boat storage in 2 separate areas, each measuring 350' x 40'. Property located at 82 Mechanic St., Pawcatuck. Assessors Map 4 Block 7 Lot 15. Zone HM.