



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
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Member

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

Special Meeting
October 2, 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 9/4/18)
 - Lynn Conway (seated 9/4/18)
3. Minutes:
 - #1621, September 18, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-189ZON Stonington Volunteer Ambulance** - Zoning Application for a 10' x 20' detached garage. Property located at 84 Alpha Ave., Stonington. Assessor's Map 79 Block 1 Lot 24. Zones RM-20 & LS-5.
 2. **PZ1607SPA & GPP Malico, LLC** – Request modifications to approved Site Plan and Groundwater Protection Permit applications for development of a 5.5 acre parcel, including a 2,000 square foot building and associated site improvements. Property located on Taugwonk Rd., Stonington. Assessor's Map 67 Block 2 Lot 2. Zones GC-60 & RR-80.
6. Correspondence:
7. 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.

RECEIVED FOR RECORD
STONINGTON, CT
18 SEP 28 PM 3:12
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. **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.

8. 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.*

9. Future Public Hearing(s):

- A. **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. *PH scheduled for 10/16/18.*