



Town of Stonington Planning and Zoning Commission

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Member

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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
October 16, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Lynn Conway (seated 9/4/18)
 - Fred Deichmann (seated 10/2/18)
3. Minutes:
 - #1622, October 2, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-216ZON Town of Stonington (Pawcatuck Fire District)** – Zoning Permit application for construction of new 60’ tall antenna tower at Pawcatuck Middle School. Property located at 40 Field Street, Pawcatuck. Assessor’s Map 14, Block 7, Lot 1. Zone RA-15.
 2. **18-150ZON James Sullivan (Advanced Improvements)** – Zoning Permit application for change of use from auto repair/gas station to retail convenience store/gas station with associated building and site modifications. Property located at 48-50 Stonington Rd, Stonington. Assessor’s Map 160, Block 2, Lot 2. Zone GC-60.
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 OCT 15 PM 1:14
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. **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.
9. New Submittal(s):
 - A. **PZ1828SUP RoxRiv Realty Associates, LLC (InHealth CT)** - Special Use Permit application for change of use from Retail to Medical Clinic. Modifications include interior renovations and upgrades. Property located at 12 Coogan Blvd, Unit #204, Mystic. Assessors Map 164 Block 4 Lot 1. Zone TC-80.
 - B. **PZ1829RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the regulations regarding Accessory Dwelling Units.
 - C. **PZ1830RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the Flood Hazard Overlay District Regulations to regulate Coastal AE Zones similar to Coastal High Hazard VE Zones as per recent changes to the State Building Code.
 - D. **PZ1831SUP Richard Mann (T. Collier)** - Special Use Permit application for confirmation of established 307-seat Restaurant and Retail uses, provide amplified live music, and minor alterations to building and site. Property located at 215 Liberty St., Pawcatuck. Assessors Map 16 Block 4 Lot 12. Zone LS-5.