



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

**Shaun Mastroianni**  
Secretary

**Gardner Young**  
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

**Monday, November 5, 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:
  - #1623, October 16, 2018
4. Commission Initiatives:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **18-228ZON Mystic Food & More, LLC (K. Malik)** - Approval extension and site work associated with PZ0827SPM, including parking, dumpster relocation, landscaping, & lighting. Property located at 34 East Main St., Mystic. Assessors Map 174 Block 18 Lot 1. Zone LS-5.
6. Correspondence:
7. Old Business:
8. Public Hearing(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.

TOWN CLERK  
CYNTHIA LADWIG  
18 NOV - 2 PM 1:50  
RECEIVED FOR RECORD  
STONINGTON, CT

## 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. Future Public Hearing(s):
  - A. **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. *PH scheduled for 11/20/18.*
  - B. **PZ1829RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the regulations regarding Accessory Dwelling Units. *PH scheduled for 12/4/18.*
  - 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. *PH scheduled for 12/4/18.*