



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**David Rathbun**  
Chair

**Curtis Lynch**  
Vice Chair

**Shaun Mastroianni**  
Secretary

**Gardner Young**  
Member

**Ben Philbrick**  
Member

**Harry Boardsen**  
Alternate

**Lynn Conway**  
Alternate

### AGENDA

#### Special Meeting

**Monday, November 6, 2017 - 7:00pm**

Mystic Middle School  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 9/19/17)
  - Harry Boardsen (seated 10/17/17)
3. Minutes:
  - #1601, October 17, 2017
4. Commission Initiatives:
5. Reports:
  - A. Staff
    1. Discussion regarding the definition and regulation of dwelling units.
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **17-233ZON James L. Sullivan III** – Zoning permit application for an 8' x 16' addition to gasoline service station building. Property located at 48-50 Stonington Rd., Mystic. Assessor's Map 160 Block 2 Lot 2. Zone GC-60.
    2. **17-242ZON Chauteau Jaune (Loureiro Engrng.)** – Zoning permit application for construction of a canoe / kayak dock within the RC-120 non-infringement area. Property located at 51 Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.
    3. **17-247ZON Caleb Bisset** – Zoning permit application for construction of a fixed pier, ramp, & floating dock within the RC-120 non-infringement area. Property location is a parcel across from 175 Mechanic St., Pawcatuck. Assessor's Map 5 Block 6 Lot 10. Zone RC-120.
    4. **17-249ZON Mystic Seaport Museum, Inc.** - Zoning permit application for the replacement/alteration of the sawtooth roof on the northeast corner of the Rossie Mill building. Property located at 112 Greenmanville Ave., Mystic. Assessor's Map 172 Block 3 Lot 14. Zone MHD.
6. Correspondence:

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.

RECEIVED FOR RECORD  
STONINGTON, CT  
17 NOV - 3 PM 12:57  
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.

## 7. Old Business:

- A. **PZ1724SPA & GPP CGR Associates, LLC (Boundaries, LLC)** – Site Plan & Groundwater Protection permit applications 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.

## 8. Future Public Hearing(s):

- A. **PZ1727SUP & CAM Hendels Mystic, LLC & Hendels Washington St., LLC** – Special Use Permit & Coastal Area Management Review applications to permit construction of a 14,157 SF mixed use building with associated site improvements including shared parking, drainage, and landscaping. Properties located at 3 Roosevelt Ave. & 48 Washington St., Mystic. Assessors Map 174 Block 16 Lots 1 & 2. Zone LS-5. *Public Hearing scheduled for 11/21/17.*