



Town of Stonington Planning and Zoning Commission

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David Rathbun
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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

Regular Meeting
November 20, 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 11/5/18)
3. Minutes:
 - #1624, November 5, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-240ZON J&H Hospitality Mystic, LLC** – Zoning Permit application for modifications to building lower level to accommodate the 15-seat restaurant and prep kitchen. Property located at 8 Coogan Blvd., Mystic. Assessors Map 171 Block 2 Lot 1. Zone TC-80.
6. Correspondence:
7. Old Business:
8. 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.

RECEIVED FOR RECORD
STONINGTON, CT
18 NOV 16 PM 3:08
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 sign-up 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. **PZ1829RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the regulations regarding Accessory Dwelling Units. *PH scheduled for 12/4/18.*
 - B. **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.*
10. New Submittal(s):
 - A. **PZ1832SPA & CAM John & Jessica Kam (R. Avena)** – Site Plan and Coastal Area Management Review applications for the creation of a rear lot through a lot line revision of two parcels. Properties located at 30 & 36 Island Rd. Stonington. Assessors Map 79 Block 8 Lots 2 & 3.
 - B. **PZ1833ZC & SPA Lattizori Development** – Master Plan Zone Change and Site Plan applications for lot line adjustments to approved master plan, construction of a 47,625 square foot medical office building, parking, access drive, utilities, stormwater management, signage, and associated site improvements. Property located at off Jerry Browne Rd., Mystic. Assessors Map 134 Block 3 Lot 2; Map 150 Block 2 Lots 1, 4, 5, 6, & 7. Zone GDD. *PH scheduled for 1/14/19.*