



Town of Stonington Planning and Zoning Commission

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David Rathbun
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Member

Ben Philbrick
Member

Harry Boardsen
Alternate

Lynn Conway
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 21, 2017 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

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STONINGTON, CT
17 NOV 17 PM 3:49
CYNTHIA LADWIG
TOWN CLERK

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:
 - #1603, November 6, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **17-220ZON Castle Realty, LLC (McDonalds USA)** – Zoning permit application for interior and exterior architectural renovations to McDonalds restaurant building. Property located at 2 Coogan Blvd., Mystic, CT. Assessor's Map 171 Block 2 Lot 2A. Zone TC-80.
6. Correspondence:
7. Old Business:
8. 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. *Applicant requests Public Hearing be opened and immediately continued to 12/5/17.*

CANCELLED

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):

10. New Submittal(s):

- A. **PZ1728RA TOS Planning & Zoning Commission (FEMA SI)** - Zoning Regulation Amendment to modify the definition of the term "Substantial Improvement" as it relates to building modifications in flood hazard areas. This amendment would change the "lookback" period from 5 years back to 1 year as it was prior to 2013.
- B. **PZ1729BR Mystic Seaport Museum, Inc.** – Bond Reduction/Release application for Erosion & Sedimentation Control bond associated with **PZ1414ZC, SPA & CAM** for construction of a 14,000 SF exhibition building. Request full release of E&S Bond #15-001 (\$37,278.00). Property located 75 Greenmanville Ave., Mystic. Assessors Map 173 Block 1 Lot 1. Zone MHD.
- C. **PZ1730BR Allied Development Partners, LLC** – Bond Reduction/Release application for Erosion & Sedimentation Control and Performance bonds associated with **PZ1230SD & GPP** for an 11-lot subdivision. Request full release of E&S Bond #13-002 (\$5,250.00), and Performance Bond #14-006 (\$17,500.00). Property located 615 No. Stonington Rd., Stonington. Assessors Map 115 Block 1 Lot 1. Zone GBR-130.

CANCELLED