



Town of Stonington Planning and Zoning Commission

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Ben Philbrick
Member

Lynn Conway
Alternate

Fred Deichmann
Alternate

Peter Chomowicz
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
December 18, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Peter Chomowicz
 - Fred Deichmann (seated 11/20/18)
 - Lynn Conway (seated 11/20/18)
3. Minutes:
 - #1626, December 4, 2018
4. Commission Initiatives:
 - POCD Update Committee
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Consideration of modifications to approved Special Use Permit Application PZ1727SUP & CAM Hendels Mystic, LLC & Hendels Washington St., LLC for a 14,157SF mixed use building with associated site improvements. Property located at 3 Roosevelt Ave. & 48 Washington St., Mystic. Assessors Map 174, Block 16, Lots 1 & 2. Zone LS-5. Modifications are proposed as a settlement to Connecticut Superior Court case Hendels Mystic, LLC et al v PZC (#KNL-CV18-6033365S).
 2. **PZ1716SUP KAC, LLC (A. Kanabis)** – Request modifications to approved Special Use Permit to provide site accommodations for utilities as follows: relocate bicycle stand, swap dumpster & generator locations, & placement of 3 LP bottles. Property located at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.
6. Correspondence:
7. Old Business:
 - A. **PZ1829RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the regulations regarding Accessory Dwelling Units. *PH closed 12/4/18*

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STONINGTON, CT.

18 DEC 17 PM 1:38

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.

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.
9. Future Public Hearing(s):
 - A. **PZ1833ZC & SPA Lattizori Development** – Zone Change Amendment 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 100 Perkins Farm Dr. (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.*
10. New Submittals(s):
 - A. **PZ1834SD & GPP AJ Holdings, LLC (H. Heller)** – Subdivision and Groundwater Protection Permit applications for a 22-lot residential subdivision in accordance with CT Affordable Housing Act CGS 8-30g. Property located at 126 South Broad St., Pawcatuck. Property located at 126 South Broad St., Pawcatuck. Assessors Map 25 Block 1 Lot 11. Zone RR-80.
 - B. **PZ1835SUP Lapham-Hickey Steel (M. Mussatto)** – Special Use Permit application to permit a building sign in excess of 18 square feet. Property located at 28 Hickey Dr., Pawcatuck. Assessors Map 18 Block 2 Lot 8D. Zone HI-60.
 - C. **PZ1836SPA & GPP Lattizori Development, LLC (EG Home, LLC)** – Site Plan and Groundwater Protection Permit applications for 50 townhouse-style units of residential housing and associated site improvements. Property located at 30 Perkins Farm Dr., Mystic. Assessors Map 134 Block 3 Lot 3. Zone GDD.
 - D. **PZ1837ZC Town of Stonington** – Zoning Map Amendment application to change the zoning designation for 123 Greenmanville Ave., Mystic, Assessor's Map 172, Block 1, Lot 1 from RH-10 to Marine Heritage District (MHD).
 - E. **PZ1838SD Linehan Custom Homes, Inc.** - Subdivision application for a 3-lot residential subdivision. Property located on Johnson Street., Pawcatuck. Assessors Map 13 Block 1 Lot 9. Zone RA-15.
 - F. **PZ1839SPA J&H Hospitality Mystic, LLC (G. Fedus)** – Site Plan application for alterations to existing restaurant building, reconfiguration / regrading of parking lot, create outdoor terrace, and enhance landscaping. Property located at 6 (8) Coogan Blvd., Mystic. Assessors Map 171 Block 2 Lot 1. Zone TC-80.
 - G. **PZ1840SUP 34-38 Mechanic St., LLC (J. Lathrop)** – Special Use Permit application for rehabilitation of an existing building (ZR 6.6.14) for creation of an additional residential dwelling unit from previous commercial use. Property located at 34-38 (36) Mechanic St., Pawcatuck. Assessors Map 4 Block 7 Lot 5. Zone PV-5.
 - H. **PZ1841CAM R. Barney Walker (J. Pietropaolo)** – Coastal Area Management Site Plan Review application for the demolition and reconstruction of the main dwelling unit, renovations to guest and boat houses, and site grading. Property located at 33-35 Money Point Rd., Mystic. Assessors Map 180 Block 2 Lot 26. Zones RA-20 & RC-120.