



Town of Stonington Planning and Zoning Commission

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David Rathbun
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Member

Shaun Mastroianni
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 - August 15, 2017
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

Please Note: The meeting will begin at 6:30 p.m., the Public Hearing for application PZ1717SPA & CAM Stone Acres Farm, will begin at 7:00 p.m., and the Public Hearing for application PZ1718RA & ZC Town of Stonington PZC (PV-5), will not begin prior to 7:30 p.m.

1. Call to order: **6:30 p.m.**
2. Appoint Alternates:
 - Harry Boardsen (seated 7/18/17)
 - Lynn Conway (seated 6/20/17)
3. Minutes:
 - #1595, July 18, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **17-174ZON White Rock Development** - Zoning permit application to remove topsoil on west side and install gravel for the storage of incidental goods. Property located at 25 White Rock Rd., Pawcatuck. Assessor's Map 17 Block 2 Lot 5. Zone HI-60.
 2. **17-184ZON Mystic Senior Property, LLC** - Zoning permit application to renovate four residential 2-bedroom units to three 1-bedroom units, three studio units, and one community room. Property located at 186 Jerry Browne Rd, Mystic. Assessor's Map 150 Block 1 Lot 25. Zones RA-40 & GBR-130.
 3. **17-185ZON TOS Recreation Department**- Zoning permit application for 2 storage sheds: 8' x 8' and 4' x 8'. Property located at 166 So. Broad St., & 35 Extrusion Dr., Pawcatuck. Assessor's Map 25 Block 1 Lot 19 & Map 36 Block 4 Lot 3. Zones RR-80 & M-1.
6. Correspondence:

RECEIVED FOR RECORD
 STONINGTON, CT
 17 AUG 14 PM 1:00
 CYNTHIA LAOWIG
 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:

8. Public Hearing(s): **7:00 p.m.**

- A. **PZ1717SPA & CAM Stone Acres Farm** – Site Plan and Coastal Area Management Site Plan Review applications for Phase One development, including roadways & paths, locations of utilities & new septic system, & the proposed repurposing of the carriage barn. Property located at 381 North Main St., Stonington. Assessor's Map 81 Block 1 Lot 2. Zone AHD. *The applicant previously requested their 8/1/17 hearing be opened and immediately continued to the 8/15/17 meeting.*

The following Public Hearing will not begin prior to **7:30 p.m.**

- B. **PZ1718RA & ZC Town of Stonington PZC (PV-5)** – Zoning Regulations Text Amendment to create a new Zoning District (PV-5), and Zoning Map amendment to rezone downtown Pawcatuck from DB-5 and LS-5 to PV-5. Zone change includes some properties on Jameson Ct., Mechanic St., Blanchard La., Palmer St., West Broad St., Liberty St., Noyes Ave., Cogswell St., Chase St., Lincoln Ave., Stanton St., Prospect St., and Lester Ave.

9. Future Public Hearing(s):

- A. **PZ1716SUP & CAM KAC, LLC (Angela Kanabis)** – Special Use Permit & Coastal Area Management Review applications for a new, mixed use 7500 SF structure with main level commercial use (restaurant with liquor permit), and 2 upper level residential units. Property located at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 4. Zone DB-5. *PH continued to 9/5/17.*
- B. **PZ1720SPA & CAM Greylock Property Group (Edgewood Mac, LLC)** – Site Plan Approval & Coastal Area Management Review applications for the proposed development of 42 residential townhouse units in 7 individual structures, and a separate, one-story, 8-bay garage. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2. *PH scheduled for 9/5/17.*

10. New Submittal(s):

- A. **PZ1721SD & CAM Kenneth & Marguerite Godfrey** – Re-subdivision and Coastal Area Management review applications for the creation of two (2) lots (one rear). Property located at 46 Stanton Lane, Stonington, CT. Assessor's Map 58 Block 2 Lot 3A. Zone RR-80.
- B. **PZ1722SUP Robert & Deborah Valenti** – Special Use Permit application for an architectural Height Exception (ZR 6.6.20), in order to roof over and enclose recessed roof deck on a single-family residence. Property located at 258 Palmer Neck Rd., Pawcatuck, CT. Assessor's Map 56 Block 1 Lot 5. Zone RC-120.