



Town of Stonington Planning and Zoning Commission

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TOWN CLERK

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David Rathbun
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Gardner Young
Member

Ben Philbrick
Member

Lynn Conway
Alternate

Robert Hannon
Alternate

Fred Deichmann
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
February 20, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Executive Session to discuss pending litigation: Hendels Mystic, LLC v. Planning and Zoning Commission
3. Appoint Alternates:
 - Fred Deichmann
 - Robert Hannon
 - Lynn Conway (seated 1/16/18)
4. Minutes:
 - # 1608, February 6, 2018
5. Commission Initiatives:
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. CGS 8-24 Review of proposed municipal acceptance of Rockridge Subdivision Roads and Open Space (PZ0118SD). Blueberry Pond, Shea & Brannegan Drives, portions of Parkwood Dr. & Cronin Ave and open space parcels Assessor's Map 13, Block 1, Lots 24 & 25.
 2. **PZ1706SUP Sea Research Foundation, Inc.** – Request approval for a 2-foot increase in building height & 250 SF addition to the previously approved Ocean Science & Conservation Center. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2. Zone TC-80.
7. Correspondence:
8. Old Business:
 - A. **PZ1802BR 30 Extrusion, LLC (Carl Bardy, Jr.)** – Bond Release/Reduction application for work performed for the construction of a 28,700± square foot mini-warehouse storage facility. Bond reduced 50% on 3/21/17. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.

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. Public Hearing(s):

- A. **PZ1803SUP 84 Liberty St., LLC (S. Ritacco)** – Special Use Permit application for conversion of a two-family dwelling to a three-family dwelling. Property located at 84 Liberty Street, Pawcatuck. Assessors Map 3 Block 17 Lot 6. Zone RH-10. *PH Scheduled for 2/20/18.*

10. Future Public Hearing(s):

- A. **PZ1732POCD Town of Stonington Planning & Zoning Commission** - Amendment for the adoption of the Stonington Coastal Resilience Plan as an appendix to the POCD. The plan was recently completed through the Connecticut Department of Housing's Development Block Grant Disaster Relief Program. *PH Scheduled for 3/20/18.*

11. New Submittal(s):

- A. **PZ1804SUP Nasprzy, LLC (R. Przybysz)** – Special Use Permit application for conversion of a two-family dwelling to a three-family dwelling. Property located at 27 Greenmanville Ave., Mystic. Assessors Map 173 Block 14 Lot 9. Zone RH-10.
- B. **PZ1805SUP HMD Holdings, LLC (H. Macris)** – Special Use Permit application for a change of non-conforming use to convert former State Armory site to a technology, business, and light manufacturing center. Property located at 8 Summit St., Mystic. Assessors Map 174 Block 10 Lot 1. Zone RH-10.