



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
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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

Special Meeting
April 3, 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 1/16/18)
 - Robert Hannon (seated 3/20/18)
 - Fred Deichmann (seated 3/20/18)
3. Minutes:
 - # 1610, March 20, 2018
4. Commission Initiatives:
 - A. Preliminary discussion of Accessory Apartment regulations.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1619SUP & GPP TOS West Vine Street School** – Request approval for temporary placement of storage containers during construction of school facility. Property located on West Vine St., Pawcatuck. Assessors Map 16 Block 12 Lot 2. Zone RH-10.
 2. **PZ1805SUP HMD Holdings, LLC (H. Macris)** – Request approval of landscape and lighting plans for previously approved application. Property located at 8 Summit St., Mystic. Assessors Map 174 Block 10 Lot 1. Zone RH-10.
6. Correspondence:

RECEIVED FOR RECORD
STONINGTON, CT
18 MAR 29 PM 3:25
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 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:
 - A. **PZ1809SPA Extrusion Drive, LLC (TOS BOE)** -Site Plan Application for construction of a school bus depot to include: a gravel parking area for 26 busses, 5 vans, and 33 employee parking spaces; fuel tank; and 13.34' x 42' office structure. Property located at 40 Extrusion Drive, Pawcatuck. Assessors Map 36 Block 4 Lot 2D. Zone M-1.
8. Public Hearing(s):
9. Future Public Hearing(s):
 - A. **PZ1806SUP Whaler's Inn RE, LLC (W. Sweeney)** - Special Use Permit application to allow beer and wine sales limited to the new lobby area of the Whaler's Inn. Property located at 20 East Main St., Mystic. Assessors Map 182 Block 4 Lot 13. Zone DB-5. *Public Hearing set for 4/17/18.*
 - B. **PZ1807SUP Atlantic Associates of Stonington, LLC (T&A Lynch)** - Special Use Permit application to expand 8-seat Retail Restaurant (Cafe Macondo), by 512 square feet to increase seating to 18. Property located at 530 Stonington Rd., Stonington. Assessors Map 99 Block 4 Lot 23C. Zone GC-60. *Public Hearing set for 4/17/18.*
 - C. **PZ1810SPA & GPP Lattizori Development** - Site Plan and Groundwater Protection Permit applications for construction of a 121-unit residential apartment building, parking, access drive, utilities, stormwater management, lighting, landscaping, lot line modifications, and site improvements. Property located at 189 Jerry Browne Rd., Mystic. Assessors Map 134 Block 3 Lots A, 2, & 2A-2N; Map 150 Block 2 Lots A, B, 1, & 1A-1X. Zone GDD. *Public Hearing set for 4/17/18.*
 - D. **PZ1808RA CME Associates (J. Guskowski)** – Regulation Text Amendment to add the TC-80 as an eligible zoning district to Zoning Regulations Section 7.21.3.3.1 Neighborhood Development District (NDD). *Public Hearing set for 5/1/18.*