



Town of Stonington Planning and Zoning Commission

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Ben Philbrick
Member

Lynn Conway
Alternate

Fred Deichmann
Alternate

Vacancy
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
September 4, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Fred Deichmann (seated 8/21/18)
 - Lynn Conway (seated 8/21/18)
3. Minutes:
 - #1619, August 21, 2018
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 1. Preliminary discussion of Accessory Dwelling Unit Regulations
 2. Preliminary discussion of Solar Access Regulations
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **18-154ZON KAC Realty, LLC (M. Comeau)** - Zoning permit application for modifications to previously approved applications for construction of a new, mixed use structure. Changes include changing residential units to two 2nd-floor & one 3rd-floor, and exterior building renovations. Property located at 17-19 East Main St., Mystic. Assessors Map 174 Block 2 Lot 4. Zone DB-5.
 2. **PZ1814SUP & CAM 2X Nice, LLC (M. Comeau)** – Request reconfiguration of parking for previously approved application: increase total on-site spaces from 6 to 7, and exterior building renovations. Property located at 19 Roosevelt Ave., Mystic. Assessors Map 174 Block 15 Lot 5. Zone LS-5.
6. Correspondence:

RECEIVED FOR RECORD
STONINGTON, CT.

18 AUG 31 PM 1:46

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.

7. Old Business:
 - A. **PZ1825SPA & GPP BCMAN, LLC (A. Nenna)** – Site Plan and Groundwater Protection Permit applications to construct a 625 SF addition (office space), and a 3,205 SF garage addition to existing garage. Proposal includes paved parking and access drives with associated drainage. Property located at 62 Voluntown Rd., Pawcatuck. Assessors Map 18 Block 2 Lot 7. Zone HI-60.
8. Public Hearing(s):
 - B. **PZ1823SUP 1189 Pequot Trail, LLC (R. Valenti)** – Special Use Permit application to convert existing 5-bedroom residence into a 5-unit Bed & Breakfast facility. Property located at 1189 Pequot Trail, Mystic. Assessors Map 135 Block 2 Lot 1. Zone GBR-130.
9. Future Public Hearing(s):
 - A. **PZ1824SUP Martin Olson Irrevocable Trust (W. Sweeney)** - Special Use Permit application for change of Retail use to a 4,675 SF 129-seat Restaurant with liquor service. Proposal includes a 568 SF porch addition and an 8' x 10' walk-in cooler. Property located at 27 Coogan Blvd., Bldg. 12C/D/F, Mystic. Assessors Map 164 Block 3 Lot 1 Unit 32. Zone TC-80. *Public Hearing set for 9/18/18.*