



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
Chair

Curtis Lynch
Vice Chair

Shaun Mastroianni
Secretary

Gardner Young
Member

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
April 16, 2019 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Peter Chomowicz (seated 3/19/19)
 - Fred Deichmann (seated 4/2/19)
 - Lynn Conway (seated 4/2/19)
3. Minutes:
 - #1633, April 2, 2019
4. Commission Initiatives:
 - POCD Update Committee
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
6. Correspondence:
7. Old Business:
 - A. **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.

RECEIVED FOR RECORD
STONINGTON, CT.
19 APR 12 PM 3:41
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.

8. Public Hearing(s):
9. Future Public Hearing(s):
 - A. **PZ1908ZC Noank Shipyard, Inc.** - Zone Change Map Amendment Master Plan for rezoning a portion of the Seaport Marine site from a Marine Commercial District (MC-80) to a Neighborhood Development District (NDD) for a mixed-use waterfront development. Properties located at 2, 4, 10, & 18 Washington St., & Willow St., Mystic. Assessors Map 182 Block 1 Lots 16, 12, 8, 7 & 6. Zone MC-80. *PH scheduled for 5/7/19.*
 - B. **PZ1909SUP VIII-HII-Whitehall Ave., LLC (F. Grace)** – Special Use Permit application for expansion of existing restaurant. Property located at 56 Whitehall Ave., Mystic. Assessors Map 164 Block 2 Lot 2-2. Zones TC-80 & GC-60. *PH scheduled for 5/21/19.*
 - C. **PZ1905ZC & SPA J&H Hospitality (CME Assoc.)** - Zone Change Amendment and Site Plan applications for a zone change to Neighborhood Development District (NDD), and construction of two new hotels, adding a total of 217 new hotel rooms in two buildings totaling 142,170 SF. Property located at 6 Coogan Blvd. & Village Farm Rd. / Clara Drive., Mystic. Assessors Map 164 Block 4 Lot 4 & Map 171 Block 2 Lot 1. Zone TC-80. *PH continued to 6/4/19.*
10. New Submittal(s):
 - A. **PZ1910SUP James & Pamela Wright (P. Springsteel)** - Special Use Permit application to allow a height exception for a 164 square foot cupola and associated roof space to 10 feet above the roof mid-point on a single-family residence. The cupola meets the requirements of ZR 6.6.20. Property located at 285 River Rd., Pawcatuck. Assessors Map 7 Block 2 Lot 12. Zone MC-80.
 - B. **PZ1912SUP Thirty Broadway, LLC (M/Bar)** – Special Use Permit application for the addition of live entertainment to an existing wine bar/café pursuant to ZR Section 6.6.16.1. Property located at 30 Broadway Ave., Mystic. Assessors Map 174 Block 18 Lot 10. Zone LS-5.
 - C. **PZ1913CAM George B. Dunnington** - Coastal Area Management Review application to accompany future zoning permit application for the reconstruction of an existing single-family residence. Property located at 12 Jerome Ave., Mystic. Assessors Map 174 Block 23 Lot 16. Zone RH-10.