



Town of Stonington Planning and Zoning Commission

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Member

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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
May 21, 2019 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Fred Deichmann (seated 4/2/19)
 - Lynn Conway (seated 4/2/19)
 - Peter Chomowicz (seated 4/16/19)
3. Minutes:
 - #1634, April 16, 2019
4. Commission Initiatives:
 - POCD Update Committee
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1610SPA Prospect Northeast Development, LLC** – Request approval to flip orientation of Building #3 at 48 Prospect St., Pawcatuck. Assessor’s Map 4, Block 18, Lot 3B. Zone NDD-1.
 2. **19-093ZON Whaler’s Inn RE, LLC** – Zoning Permit application for alterations to west end of main building: remove 7' x 13' storage room, enclose fire escape, remove Bilco doors, and enlarge stairs, converting one to ramp. Property located at 20 East Main St., Mystic. Assessors Map 182 Block 4 Lot 13. Zone DB-5.
 3. **19-098ZON 48 Stonington Rd., LLC (C Depot, Inc.)** - Zoning Permit application for the installation of a 36-tank propane bottle cage with crash barriers at side of existing structure. Property located at 48-50 Stonington Rd., Mystic. Assessors Map 160 Block 2 Lot 2. Zone GC-60.
 4. **19-100ZON Clavidy., LLC (C. Burkhalter)** - Zoning Permit application for the construction of a pergola and wooden platform in patio area. Property located at 20 Old Stonington Rd., Mystic. Assessors Map 153 Block 2 Lot 4. Zone GC-60.
 5. **19-106ZON Longinidis Realty, LLC (Alan Drouin)** - Zoning Permit application for the construction of a 12' x 29' pergola over outdoor seating area. Property located at 25 Roosevelt Ave., Mystic. Assessors Map 174 Block 15 Lot 7. Zone LS-5.

RECEIVED FOR RECORD
STONINGTON, CT
19 MAY 17 PM 1:07
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.

6. Correspondence:
7. Old Business:
 - A. **PZ1913CAM George B. Dunnington (A. Hayward)** - Coastal Area Management Review application to accompany future zoning permit application for the demolition and reconstruction of an existing single-family residence. Property located at 12 Jerome Ave., Mystic. Assessors Map 174 Block 23 Lot 16. Zone RH-10.
8. Public Hearing(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. Zones MC-80 & RC-120.
 - 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.
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 & RC-120. *PH continued to 5/28/19 from 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 rescheduled to 6/4/19 from 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 from 4/2/19.*
10. New Submittal(s):
 - A. **PZ1914SUP & CAM Alamoe, LLC (R. Schuch)** - Special Use Permit & Coastal Area Management Review applications to permit conversion of the 2nd floor of commercial structure into 4 residential units, construction of an 8' x 8' overhang addition and a detached 4-car garage, stormwater management, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington. Assessors Map 153 Block 1 Lot 2. Zone GC-60.