



Town of Stonington Planning and Zoning Commission

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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.

AMENDED AGENDA

Regular Meeting
May 15, 2018 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Robert Hannon (seated 3/20/18)
 - Fred Deichmann (seated 4/17/18)
 - Lynn Conway (seated 4/17/18)
3. Minutes:
 - # 1613, May 1, 2018
4. Commission Initiatives:
 - Discussion of POCD update process
5. Reports:
 - A. Staff
 - B. Commission
 1. Attorney William Sweeney, informal workshop for Noank Shipyard, Inc., master plan proposal for the Seaport Marine facility located on Washington Street in Mystic. The applicant proposes mixed-use redevelopment using the NDD overlay district tool.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ0360SD SUP & GPP Old Mystic Estates, fka Clairemont Cluster SD** – Discussion of stipulated “Recreation Area,” and DEEP Dam Safety tree removal request.
 2. **18-083 ZON Carl & Dominique Lassell (A. Miceli)** – Zoning permit application for change of use from retail to office for Landscaper office. No landscaping materials, pesticides/fertilizers, or stationary fuel tanks will be stored on site. Property located at 320 Liberty St., Pawcatuck. Assessors Map 17 Block 1 Lot 10. Zone CS-5.
 3. **Gilbane Building** - Request temporary placement of construction materials for West Vine Street School project due to overlapping of Phases I & II. The property owner has given permission to use his site, 215 Liberty St. (closed Fuji Gardens restaurant). Projected storage timeframe is May 2018 to October 2018.

RECEIVED FOR RECORD
 STONINGTON, CT
 18 MAY 14 PM 2:36
 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.

6. Correspondence:
7. Old Business:
 - A. **PZ1812CAM M & J Wainston (Bruce Coletti)** – Coastal Area Management Review for demolition of existing single-family residence and accessory structures, and construction of a new SFR, subsurface sewage disposal system, drainage, and associated landscaping and utilities. CAM to accompany future zoning permit application. Property located at 100 Old North Rd., Mystic. Assessors Map 181 Block 2 Lot 5. Zone RM-15.
8. Public Hearing(s):
9. Future Public Hearing(s):
 - A. **PZ1811RA Readco, LLC (T. Ladwig)** – Regulation Text Amendment to modify ZR 6.6.20 Height Exceptions for Roof Structures and Architectural Features. Remove 5 percent of building footprint / 200 square foot maximum for commercial structures. Modify ZR 6.6.20.2 to add Commission option to require screening of rooftop equipment as deemed necessary. *Public Hearing set for 6/5/18.*
10. New Submittal(s):
 - A. **PZ1813BR Toll Brothers-Old Mystic Estates** – Application for reduction of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to **PZ0360SD SUP & GPP Meehan Group, LLC**. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12. Applicant requests further reduction to \$1,125,000.00.
 - B. **PZ1814SUP & CAM 2X Nice, LLC (M. Comeau)** – Special Use Permit & Coastal Area Management Review applications to permit the demolition and reconstruction of a 3389 SF, 3-story mixed-use building with associated site improvements. Property located at 19 Roosevelt Ave., Mystic. Assessors Map 174 Block 15 Lot 5. Zone LS-5.
 - C. **PZ1815RA Robert Walker & Lindsay Chamberlain (W. Sweeney)** – Regulation Text Amendment to modify the provisions of ZR 7.3.5 24-foot design height limitation in coastal areas to allow, by Special Use Permit, a structure with the height limits established in ZR Sections 5.1.1 and 5.2.1.