



Town of Stonington Planning and Zoning Commission

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Vice Chair

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Gardner Young
Member

Ben Philbrick
Member

Harry Boardsen
Alternate

Lynn Conway
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.

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CYNTHIA LADWIG
TOWN CLERK

AGENDA

Regular Meeting
October 17, 2017 - 7:00pm
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Harry Boardsen (seated 9/19/17)
 - Lynn Conway (seated 9/19/17)
3. Minutes:
 - #1599, September 19, 2017, #1600, October 3, 2017
4. Commission Initiatives:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of adoption of the Coastal Resilience Plan as part of the Plan of Conservation and Development (POCD).
 2. Discussion of membership on POCD Implementation Committee.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **17-220ZON Castle Realty, LLC (McDonalds USA)** – Zoning permit application for interior and exterior architectural renovations to McDonalds restaurant building. Property located at 2 Coogan Blvd., Mystic, CT. Assessor's Map 171 Block 2 Lot 2A. Zone TC-80.
6. Correspondence:
7. Old Business:
 - A. **PZ1723CAM Ann Ragsdale (JP Mereen)** – Coastal Area Management Site Plan review application for the proposed construction of a 3,321 SF (w/o porches), residential structure to replace a 4,166 SF residential structure destroyed by fire. Property location is Ram Island, Mystic, CT. Assessor's Map 183 Block 1 Lot 1. Zone RC-120.

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.

B. **PZ1724SPA & GPP CGR Associates, LLC (Boundaries, LLC)** – Site Plan & Groundwater Protection permit applications to permit construction of a 6,000 SF accessory building, expansion of gravel parking area, stormwater management improvements, and demonstration of a code compliant subsurface sewage disposal system. Property located at 35 Campground Rd., Mystic. Assessors Map 167 Block 1 Lot 6. Zones GC-60 & GBR-130.

C. **PZ1725BR Threadmill Acquisition, LLC** - Bond Reduction/Release application for landscaping associated with PZ0902SPM & CAM and PZ0475SPA & CAM applications. Request full release of Landscaping Bond #14-005 (\$42,500.00). Property located at 12 River Rd., Pawcatuck. Assessors Map 5 Block 5 Lot 3. Zone IHRD-1.

8. Public Hearing(s): 7:30 p.m.

A. **PZ1726SUP Whittaker Technical Products (Kayla Group, LLC)** – Special Use Permit application for outside boat storage in 2 separate areas, each measuring 350' x 40'. Property located at 82 Mechanic St., Pawcatuck. Assessors Map 4 Block 7 Lot 15. Zone HM.

9. New Submittal(s):

A. **PZ1727SUP & CAM Hendels Mystic, LLC & Hendels Washington St., LLC** – Special Use Permit & Coastal Area Management Review applications to permit construction of a 14,157 SF mixed use building with associated site improvements including parking, drainage, and landscaping. Properties located at 3 Roosevelt Ave. & 48 Washington St., Mystic. Assessors Map 174 Block 16 Lots 1 & 2. Zone LS-5.