



Town of Stonington Planning and Zoning Commission

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Peter Chomowicz
Alternate

Ryan Deasy
Alternate

Charles Sheehan
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

Stonington Board of Education District Office 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

February 4, 2020 - 7:00pm

Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Peter Chomowicz (seated 10/1/19)
 - Ryan Deasy (seated 1/7/20)
 - Charles Sheehan (seated 1/7/20)
3. Minutes:
 - #1650, January 7, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
5. Correspondence:
6. Old Business:
7. Public Hearing(s):
 - A. **PZ1931SUP Eckersley, LLC (Precious Memories Place, Inc.)** – Special Use Permit (SUP) application for modification of previously approved SUP. Modifications include: the addition of 3 more students for a total of 123, addition of 1 new parking space, enclosure of 60 SF deck for classroom expansion, and enclosure of existing Bilco steps (60 SF). Property located at 168 Greenmanville Ave., Mystic. Assessor’s Map 172 Block 2 Lot 4. Zones RA-40 & RM-15. *Continued from 1/21/20 (meeting cancelled – no discussion occurred).*
 - B. **PZ1928ZC & SPA J&H Hospitality (CME Assoc.)** - Zone Change Map 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. Assessor’s Map 164 Block 4 Lot 4 & Map 171 Block 2 Lot 1. Zone TC-80. *Continued from 1/7/20.*

RECEIVED FOR RECORD
STONINGTON, CT
20 JAN 31 PM 1:55
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.

8. Future Public Hearings:
 - A. **PZ1930SUP & CAM AG Trust, LLC (M. Comeau)** - Special Use Permit & Coastal Area Management Review applications for modifications to approved applications for a 10,000± building. Modifications include addition of dormers, change to proposed building uses (medical & wellness), & an onsite ISDS. Property located at Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1. *Rescheduled to 3/17/20.*
 - B. **PZ2001RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the Flood Hazard Overlay District Regulations to conform to new FEMA Flood Insurance Rate Maps for the Pawcatuck River which will be effective 4/3/20. These changes are to map references only and do not modify any regulations. *Scheduled for 3/3/20.*
 - C. **PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus)** – Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15. *Scheduled for 3/3/20.*
 - D. **PZ2003ZC, SPA & CAM Mystic Seaport Museum (C. Frost)** - Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for demolition of a 2-story restaurant building and construction of a 3-story restaurant/boutique hotel, guest cottage, utility structure, swimming pool, and the relocation of the dock office to Chubb's Wharf. Property located at 75 (105) Greenmanville Ave., Mystic. Assessors Map 173 Block 1 Lot 1. Zone MHD. *Scheduled for 3/3/20.*