



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

Regular Meeting

February 18, 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)
 - Charles Sheehan (seated 1/7/20)
 - Ryan Deasy (seated 2/4/20)
3. Minutes:
 - #1652, February 4, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **20-018ZON Lattizori Development, LLC (J. Koistinen)** – Zoning permit application for change of use from retail to personal services, and associated signs. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153 Block 3 Lot 1. Zone GC-60.
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 2/4/20.

RECEIVED FOR RECORD
STONINGTON, CT
20 FEB 14 PM 3:15
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. Future Public Hearings:
 - A. **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.*
 - B. **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.*
 - C. **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.*
 - D. **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.*
9. New Submittals:
 - A. **PZ2004SPA & GPP 1189 Pequot Trail, LLC** – Site Plan and Groundwater Protection Permit applications for implementation of approved Master Plan for activities, events, house renovation, and construction of an 80' x 30' equipment storage building. Property located at 1189 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lot 1. Zone AHD-2.
 - B. **PZ2005SUP Alan Drouin** – Special Use Permit application to construct a separate, detached structure containing an Accessory Dwelling Unit (ADU). Property located at 152 Whitehall Ave., Mystic. Assessor's Map 165 Block 5 Lot 8. Zone RA-40.