



Town of Stonington Planning and Zoning Commission

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Member

Ryan Deasy
Alternate

Charles Sheehan
Alternate

Gary Belke
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

Tuesday, August 3, 2021 - 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:
 - Ryan Deasy (seated 4/6/21)
 - Charles Sheehan (seated 6/1/21)
 - Gary Belke (seated 6/22/21)
3. Minutes:
 - #1678, July 20, 2021
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - Preliminary discussion of recent amendments to CT General Statutes related to land use.
 - Preliminary discussion of adoption of the Stonington Affordable Housing Plan as part of the Plan of Conservation and Development.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. Request a 90-day extension of final plans (mylars) filing deadline for previously approved 2-lot re-subdivision application **PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward)**. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80.
6. Old Business:
7. Public Hearing(s):
 - A. **PZ2117SUP AAA Trust LLC (Candice Georgiadis)** - Special Use Permit application for the renovation of the first floor of an existing building, addition of a single-story first-floor covered porch and second-story rooftop deck located on a portion of the first-floor roof, for a change of use from Retail to a three-room Hotel. Property located at 44 Williams Ave., Mystic. Assessors Map 161, Block 17, Lot 9. Zone LS-5.

RECEIVED FOR RECORD
STONINGTON, CT
21 JUL 30 AM 8:56
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 Hearing(s):

- A. **PZZ118SUP Lattizori Development, LLC (Refined Medspa, LLC)** - Special Use Permit application to permit a Medical Spa / Aesthetic Medicine office in 1,020 square feet of existing structure. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153, Block 3, Lot 1. Zone GC-60. *Public Hearing scheduled for 8/17/21.*
- B. **PZZ119SUP MacDuff Associates (Mystic Royal Restaurant)** - Special Use Permit application for change of use from Retail Restaurant to Restaurant with 45 seats, on-premise liquor permit, and shared parking. Property located at 35 Williams Ave., Suite E, Mystic. Assessor's Map 161, Block 14, Lot 2. Zone LS-5. *Public Hearing scheduled for 8/17/21.*
- C. **PZZ120SUP MacDuff Associates (Ignazio's Mystic, LLC)** - Special Use Permit application for a Restaurant with 64 seats and on-premise liquor permit. Property located at 42 Williams Ave., Mystic. Assessor's Map 161, Block 17, Lot 1. Zone LS-5. *Public Hearing scheduled for 8/17/21.*