



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Vacancy**  
Member

**Shaun Mastroianni**  
Secretary

**Ben Philbrick**  
Member

**Gardner Young**  
Member

**Lynn Conway**  
Alternate

**Fred Deichmann**  
Alternate

**Peter Chomowicz**  
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 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  
September 17, 2019 - 7:00pm

Stonington Middle School (formerly known as Mystic Middle School)  
204 Mistuxet Ave., Mystic, CT

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Lynn Conway (seated 8/20/19)
  - Fred Deichmann (seated 9/3/19)
  - Peter Chomowicz (seated 9/3/19)
3. Minutes:
  - #1643, September 3, 2019
4. Commission Initiatives:
  - POCD Update Committee
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **Request for comments for Connecticut Siting Council Petition #1378** – Proposed construction of a 5-megawatt AC solar photovoltaic electric generating facility on approximately 17 acres of a 87 acre property located off Taugwonk and Taugwonk Spur Rds. Assessors Map 84, Block 1, Lot 2. Zone GBR-130.
    2. **PZ1833ZC & SPA Lattizori** - Revised Landscape plan for HHC's parking lot islands & patio area: eliminate bituminous walkways & pavers around the tree wells in the parking lot aisles & the wave pattern at the patio. Property located at 100 Perkins Farm Dr., Mystic.
6. Correspondence:
7. Old Business:
  - A. **PZ1920CAM Mitchel & Regina Strand (N. Thibeault)** – Coastal Area Management Site Plan Review application to accompany future zoning permit application for the demolition of a single-family residence & detached garage, and the construction of a new SFR with attached garage and on-site septic system. Property located at 18 Skiff Lane., Mystic. Assessors Map 180 Block 2 Lot 1. Zone RA-20.

RECEIVED FOR RECORD  
STONINGTON, CT  
19 SEP 16 PM 3:34  
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. Public Hearing(s):
  - A. **PZ1917SUP & CAM Callanish, LLC (C. Brown)** Special Use Permit & Coastal Area Management Review applications to permit the conversion of the 2nd floor of commercial structure into 13 residential units, pursuant to ZR 6.6.14 - Rehabilitation of Existing Buildings. Properties located at 11 & 18 Main St., Lot 39 on Main St., & Lot 7 on Mill St., Old Mystic. Assessors Map 166 Block 3 Lot 1, Map 166 Block 6 Lot 36, Map 166 Block 6 Lot 39 & Map 166 Block 4 Lot 7. Zone CS-5. *PH Continued from 8/20/19. Application has been withdrawn.*
9. Future Public Hearing(s):
  - A. **PZ1921SUP Thirty Eight, LLC (S. Nousiopoulos)** - Special Use Permit application to permit residential mixed-use in an existing commercial structure (ZR 6.6.21). Proposal is for an approximate 1,000SF one-bedroom dwelling unit. Property located at 38 East Main St., Mystic. Assessors Map 174 Block 18 Lot 13. Zone LS-5. *PH scheduled for 10/1/19.*
  - B. **PZ1923ZC 1189 Pequot Trail, LLC (R. Valenti)** – Master Plan Zone Change application from the existing GBR-130 zone to the Agricultural Heritage District (AHD) zone. The proposed master plan seeks to preserve the farm and buildings and to stimulate economic activity by creating a campus for agriculture, livestock, equestrian activities, education, and events. The subject site, the former Dean's Mill Farm, is located at 1189 Pequot Trail, Stonington, CT. Assessor's Map 135 Block 2 Lot 1. Zone GBR-130. *PH scheduled for 10/1/19.*
10. New Submittal(s):
  - A. **PZ1924ZC, SPA & CAM Mystic Seaport Museum (GFOE, Inc.)** – Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for construction of a building for a Science & Exploration Center. Property located at 50 Greenmanville Ave., Mystic. Assessors Map 173 Block 5 Lot 4. Zone MHD.
  - B. **PZ1925SUP Robert DeLisa & Lisa Kunz** - Special Use Permit application for the operation of a commercial Dog Kennel. Property located at 34 Anguilla Brook Rd., Pawcatuck. Assessors Map 47 Block 1 Lot 2. Zone GBR-130.