



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
Chair

Gardner Young
Member

Lynn Conway
Member

Ben Philbrick
Member

Vacancy
Member

Fred Deichmann
Alternate

Peter Chomowicz
Alternate

Vacancy
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.

AGENDA

Special Meeting

October 1, 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:
 - Peter Chomowicz (seated 9/3/19)
 - Fred Deichmann (seated 9/17/19)
 - Lynn Conway (seated 9/17/19)
3. Minutes:
 - #1644, September 17, 2019
4. Commission Initiatives:
 - POCD Update Committee
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ1833ZC & SPA Lattizori** – Revised landscape plan for minor change to the Hartford HealthCare (HHC) entrance to make the ADA walkway in the front door all concrete rather than pavers. Property located at 100 Perkins Farm Dr., Mystic. Assessors Map 150 Block 2 Lot 5. Zone GDD.
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 30 AM 9:22
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. **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.
- 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.

9. Future Public Hearing(s):

- A. **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. *PH scheduled for 10/15/19.*
- B. **PZ1924ZC, SPA & CAM Mystic Seaport Museum (C Frost)** – Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for construction of a 60' x 100' 1.5-story building for a Science & Exploration Center that will house operations for the Global Foundation for Ocean Exploration. Property located at 50 Greenmanville Ave., Mystic. Assessors Map 173 Block 5 Lot 4. Zone MHD. *PH scheduled for 11/4/19.*