



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Gardner Young**  
Member

**Lynn Conway**  
Member

**Ben Philbrick**  
Member

**Fred Deichmann**  
Member

**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 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

**Monday, November 4, 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. Election of Officers
3. Appoint Alternates:
  - Ryan Deasy
  - Charles Sheehan
  - Peter Chomowicz (seated 10/1/19)
4. Minutes:
  - #1646, October 15, 2019
5. Commission Initiatives:
  - POCD Update Committee
6. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **PZ1720SPA & CAM Greylock Property Group (Edgewood Mac, LLC)** – Request for modifications to Site Plan Approval & Coastal Area Management Review applications for the approved development of 42 residential townhouse units in 7 individual structures. Property located at 16 (2) Harry Austin Dr., Mystic. Assessor’s Map 160 Block 4 Lot 8. Zone IHRD-2.
    2. **PZ1408SUP Spruce Meadows, LLC** – Request for modification of emergency access material for Special Use Permit application for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, parking, and associated improvements. Total number of dwelling units proposed is 43. Property located at 86 & 88 South Broad St., Pawcatuck. Assessor’s Map 25 Block 1 Lots 3 & 4, Zone LS-5.
7. Correspondence:
8. Old Business:

RECEIVED FOR RECORD  
STONINGTON, CT  
19 NOV -1 PM 2:58  
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.

9. Public Hearing(s):
  - A. **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 continued from 10/1/19.*
  - 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.
10. Future Public Hearing(s):
  - A. **PZ1926SUP Damato Investments, LLC (My Dog's Place, LLC)** - Special Use Permit application for the operation of a Dog Daycare and Training Center. Property located at 50 Taugwonk Spur Rd., Stonington. Assessors Map 84 Block 1 Lot 3. Zone LI-130. *PH scheduled for 11/19/19.*