



Town of Stonington Planning and Zoning Commission

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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

Regular Meeting

November 19, 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:
 - Ryan Deasy
 - Charles Sheehan
 - Peter Chomowicz (seated 10/1/19)
3. Minutes:
 - #1647, November 4, 2019
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. CGS 8-24 Review of West Broad Street School lease to St. Michael School.
 2. **PZ1839SPA J&H Hospitality** – Request modifications to approved Site Plan application for alterations to existing restaurant building, reconfiguration / regrading of parking lot, create outdoor terrace, and enhance landscaping. Property located at 8 Coogan Blvd., Mystic. Assessors Map 171 Block 2 Lot 1. Zone TC-80.
5. Correspondence:
6. Old Business:
7. 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.
8. New Submittal(s):
 - A. **PZ1927SD Claudia L. Adams & Patrick T. Marshall (S. Mattern)** – Subdivision application for a 3-lot re-subdivision of a 4.58 acre parcel. Property located at 285 & 289 North Stonington Rd., Stonington. Assessors Map 145 Block 1 Lots 7 & 7B. Zone RR-80.

RECEIVED FOR RECORD
 STONINGTON, CT
 19 NOV 18 AM 11:15
 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.

- B. **PZ1928ZC & SPA J&H Hospitality (CME Assoc.)** - Zone Change Map Amendment and Site Plan applications for a zone change to Neighborhood Development District (NDD), and construction of two new hotels, adding a total of 217 new hotel rooms in two buildings totaling 142,170 SF. Property located at 6 Coogan Blvd. & Village Farm Rd. / Clara Drive., Mystic. Assessors Map 164 Block 4 Lot 4 & Map 171 Block 2 Lot 1. Zone TC-80.
- C. **PZ1929SUP & CAM D. W. Kasper & ERH Group, LLC (Coastal Wealth Mngmnt)** – Special Use Permit & Coastal Area Management Review applications to permit the demolition of 2 existing buildings and construction of a 9900± SF, 2-story mixed-use building with associated site improvements. Property located at 1 Allen St. & 54-56 Williams Ave., Mystic. Assessors Map 161 Block 18 Lots 9 & 10. Zone LS-5.
- 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. Assessors Map 160 Block 4 Lot 4. Zone M-1.