



Town of Stonington Planning and Zoning Commission

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David Rathbun
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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 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

March 3, 2020 - 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:
 - Charles Sheehan (seated 1/7/20)
 - Ryan Deasy (seated 2/4/20)
 - Peter Chomowicz (seated 2/18/20)
3. Minutes:
 - #1653, February 18, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **20-033ZON 2 Lincoln Ave., LLC (G. Catalan)** - -- Zoning permit application for change of use from retail to retail restaurant, and associated sign. Property located at 2 Lincoln Ave., Unit 4, Mystic. Assessor's Map 174 Block 15 Lot 3. Zone LS-5.
 2. Request determination as to whether a "Farm Distillery" qualifies within the "Processing/Bottling of Agriculture /Aquaculture Products Grown on Premise" use allowed by Special Use Permit. Property located at 170 Pawcatuck Ave., Pawcatuck. Assessor's Map 35 Block 2 Lot 6. Zone RR-80.
5. Correspondence:
6. Old Business:
7. Public Hearing(s):
 - A. **PZ2001RA Town of Stonington PZC** – Zoning Regulation Amendment to modify the Flood Hazard Overlay District Regulations to conform to new FEMA Flood Insurance Rate Maps for the Pawcatuck River which will be effective 4/3/20. These changes are to map references only and do not modify any regulations.

RECEIVED FOR RECORD
STONINGTON, CT
20 FEB 28 PM 3:13
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. **PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus)** – Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15. *Applicant requests Public Hearing be opened and immediately continued to 3/17/20.*
 - C. **PZ2003ZC, SPA & CAM Mystic Seaport Museum (C. Frost)** - Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for demolition of a 2-story restaurant building and construction of a 3-story restaurant/boutique hotel, guest cottage, utility structure, swimming pool, and the relocation of the dock office to Chubb's Wharf. Property located at 75 (105) Greenmanville Ave., Mystic. Assessors Map 173 Block 1 Lot 1. Zone MHD.
8. Future Public Hearings:
- A. **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. Assessor's Map 160 Block 4 Lot 4. Zone M-1. *Rescheduled to 3/17/20.*
 - B. **PZ2004SPA & GPP 1189 Pequot Trail, LLC** – Site Plan and Groundwater Protection Permit applications for implementation of approved Master Plan for activities, events, house renovation, and construction of an 80' x 30' equipment storage building. Property located at 1189 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lot 1. Zone AHD-2. *Scheduled for 4/7/20*