



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**David Rathbun**  
Chair

**Gardner Young**  
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**Lynn Conway**  
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

### Regular Meeting

December 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:
  - Ryan Deasy
  - Charles Sheehan
  - Peter Chomowicz (seated 10/1/19)
3. Minutes:
  - #1648, November 19, 2019
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **19-271ZON Eckersley, LLC (Precious Memories)** – Zoning Permit application for interior basement modifications. Property located at 168 Greenmanville Ave., Mystic. Assessors Map 172 Block 2 Lot 4. Zones RA-40 & RM-15.
5. Correspondence:
6. Old Business:
  - A. **PZ1927SD Claudia L. Adams & Patrick T. Marshall (S. Mattern)** – Subdivision application for a 3-lot 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.
7. Public Hearing(s):
  - A. **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.

RECEIVED FOR RECORD  
STONINGTON, CT  
19 DEC 13 PM 3:44  
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. Future Public Hearings:
  - A. **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. *PH Scheduled for 1/7/20.*
  - B. **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. *PH Scheduled for 1/21/20.*
9. New Submittal(s):
  - A. **PZ1931SUP Eckersley, LLC (Precious Memories Place, Inc.)** – Special Use Permit (SUP) application for modification of previously approved SUP. Modifications include: the addition of 3 more students for a total of 123, addition of 1 new parking space, enclosure of 60 SF deck for classroom expansion, and enclosure of existing Bilco steps (60 SF). Property located at 168 Greenmanville Ave., Mystic. Assessors Map 172 Block 2 Lot 4. Zones RA-40 & RM-15.