



Town of Stonington Planning and Zoning Commission

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TOWN CLERK

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Member

Ryan Deasy
Alternate

Charles Sheehan
Alternate

Gary Belke
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

Regular Meeting

Tuesday, August 17, 2021 - 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:
 - Gary Belke (seated 6/22/21)
 - Ryan Deasy (seated 7/20/21)
 - Charles Sheehan (seated 8/3/21)
3. Minutes:
 - #1679, August 3, 2021
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Consideration of a recommendation to the Board of Selectmen that a Town Meeting be held to gather resident input on the issue of allowing adult-use cannabis establishments as per CT Public Act 21-1.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **21-210ZON DDH Hotel, Mystic, LLC (S. Louyakis)** – Zoning permit application for a food truck festival (20 trucks), at the Mystic Hilton on Saturday, 8/21/21 (Rain Date 8/22/21). Property located at 20 Coogan Blvd., Mystic. Assessor's Map 164, Block 4, Lot 1A. Zone TC-80.
6. Old Business:
7. Public Hearing(s):
 - A. **PZ2118SUP Lattizori Development, LLC (Refined Medspa, LLC)** - Special Use Permit application to permit a Medical Spa / Aesthetic Medicine office in 1,020 square feet of existing structure. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153, Block 3, Lot 1. Zone GC-60.
 - B. **PZ2119SUP MacDuff Associates (Mystic Royal Restaurant)** - Special Use Permit application for change of use from Retail Restaurant to Restaurant with 45 seats, on-premise liquor permit, and shared parking. Property located at 35 Williams Ave., Suite E, Mystic. Assessor's Map 161, Block 14, Lot 2. Zone LS-5.

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.

- C. **PZ2120SUP MacDuff Associates (Ignazio's Mystic, LLC)** - - Special Use Permit application for a Restaurant with 64 seats and on-premise liquor permit. Property located at 42 Williams Ave., Mystic. Assessor's Map 161, Block 17, Lot 1. Zone LS-5.
8. New Submittal(s):
 - A. **PZ2122CAM Daniel & Jennifer Wilson (K. Neilson, PE)** - Coastal Area Management Site Plan Review for landscaping improvements. Proposal includes work to retain existing stone work dug up during the removal of overgrown invasives. Property located at 2 Plover Lane, Mystic. Assessor's Map 176, Block 2, Lot 7. Zone RA-20.
 - B. **PZ2123SUP Coastal Masonic Temple Corporation of CT, Inc.** Special Use Permit application for a 2,014 square foot addition to the Masonic Temple building with associated parking, landscaping and drainage. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80.
 - C. **PZ2124SD & CAM Oakwood Ave, LLC. (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.
 - D. **PZ2125SUP & CAM Mark J. Densmore Living Trust (R. Sergeant)** – Special Use Permit and Coastal Area Management Review applications for demolition of a one-story retail building and construction of a 44.5' x 30' two-story mixed-use structure with office/retail on the first floor and an apartment on the second. Property located at 26 Old Stonington Rd., Stonington. Assessor's Map 153, Block 2, Lot 3. Zone GC-60.