

Regular Meeting

The 1621st meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 18, 2018 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order at 7:00pm by Chairman David Rathbun. Also present for the meeting were Commissioners Gardner Young, Curtis Lynch, Ben Philbrick, and Shaun Mastroianni, Alternate Lynn Conway, Town Planner Keith Brynes, and Director of Planning Jason Vincent. Alternate Fred Deichmann was absent.

Seated for the meeting David Rathbun, Ben Philbrick, Curtis Lynch, Gardner Young, and Shaun Mastroianni.

Minutes:

Mr. Lynch moved to approve the minutes of the September 4, 2018 meeting, seconded by Mr. Young, all in favor 4-0-1. Mr. Rathbun abstained.

Roll Call: Philbrick - approve, Lynch - approve, Mastroianni - approve, Young - approve, Rathbun - abstain

Administrative Review:

18-176ZON Steven Lee (Karen Fusaro) - Zoning permit application for change of retail use to personal services, Shoreline Shears. Property located at 52 Williams Ave., Mystic. Assessors Map 161 Block 18 Lot 11. Zone LS-5.

Mr., Brynes explained that personal services is an allowed use and there are no zoning issues and recommended one stipulation.

Mr. Lynch moved to approve the application, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Stipulation:

1. Building improvements shall conform to all relevant requirements of the Flood Hazard Overlay District.

18-179ZON 804 Stonington Rd. (Leslie Medeiros) - Zoning permit application for change of retail use to personal services, Trend Salon. Property located at 804 Stonington Rd., Stonington. Assessors Map 75 Block 2 Lot 4. Zone GC-60.

Mr. Lynch moved to approve the application, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

PZ1408SUP Spruce Meadows, LLC – Request changes to retaining wall for previously approved Special Use Permit application for Spruce Ridge residential structures. Property located at 86 & 88 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 3 & 4, Zone LS-5.

The application was originally approved with a boulder retaining wall constructed with rock found on site, but they are now requesting to use a segmented block retaining wall as was approved elsewhere on the site. Mr. Wenke presented a rendering of the proposal.

Mr. Lynch moved to approve the request, seconded by Mr. Young, all in favor 5-0, motion approved.

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Executive Session - Hendel vs PZC Refs #4272 & #4274: PZ1727SUP & CAM Hendels Mystic, LLC & Hendels Washington St., LLC


Mr. Lynch moved to enter executive session as stated, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

The Commission entered into executive session.

Mr. Lynch moved to exit executive session as stated, seconded by Mr. Young, all in favor 5-0, motion approved.

No decisions were made in the executive session.

Mr. Lynch moved to adjourn, seconded by Mr. Young, all in favor 5-0, motion approved.
The meeting adjourned at 7:47pm.

A handwritten signature in black ink, appearing to read 'S M', is written above a horizontal line.

Shaun Mastroianni, Secretary