

Town of Stonington Conservation Commission
Minutes of a Special Meeting held on November 15, 2021
Town Hall First Floor Meeting Room, 152 Elm Street, Stonington, CT

a. Call to order - Chairman Stuart Cole called the meeting to order at 7:05 pm. He noted that this was a Special Meeting while the agenda identified it as a Regular Meeting. Members present were Ben Baldwin, Stephanie Hayes-Houlihan. Member RaéVen Kelly Dinwoodie joined via telephone and Webex. Member Jim Friedlander was not present. Michael Schefers was present and expects to be named a member by the Board of Selectmen soon.

b. Review of Town developments and Proposals

1. PZ2129RA, ZC & SPA Lattizori Development, LLC – *Zoning Text Amendment, Master Plan Zone Change, and Site Plan applications to amend ZR 7.23.6.2 Residential Density to allow 15 units per acre for Conventional Residential (Subzone 3 only), increase the area of Subzone 3 by 5.81 acres to 16.33 acres, reduce the size of Subzone 4 by 5.81 acres to 8.3 acres, and increase the proposed Gross Floor Area in Subzone 4 to 120,000 square feet for construction of a 72,000± SF addition to medical building. A four-story 124-unit apartment community is also proposed under the RA & ZC applications (no SPA). Properties located at 100 Perkins Farm Dr., 50 Perkins Farm Dr., & additional parcels on Perkins Farm Dr., Mystic. Assessor's Map 134, Block 3 Lots 2 & 4, and Assessor's Map 150, Block 2 Lots 2, 3, 4, 5, 8, & 9. Zone GDD-1.* David Lattizori of the owner described the proposed second and final phase of the Perkins Farm development which would include a large medical office building and a second apartment building. The application requests approval of additional density and a change of programmed uses in the zone as part of a change in the zoning regulation and the development's master plan. The application does not include the open space parcels which are owned by Lattizori Development, LLC and subject to a conservation easement granted to the Town, except that they are also zoned GDD. Mr. Lattizori hopes that the open space will be accepted by a land trust once the development is complete although Stuart Cole noted that land trusts tend to disfavor land which includes improvements such as drainage structures and roadways. MOTION: The regulation amendment has no impact on the open space (Ben Baldwin, Stephanie Hayes-Houlihan). Passed unanimously. Mr. Lattizori departed at 8:05 pm.

c. Old Business -- none discussed

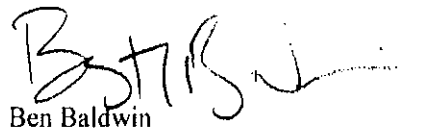
d. Open Space Parcels - none discussed

e. New Business - The meeting schedule for 2022 was discussed. Meetings will be held on the 4th Tuesday of the month, except in December there will be no meeting. If the Police Station meeting room is not available, then the meetings will continue to be held on the 4th Monday, January through November.

f. Review of draft minutes – 9/27/21 – MOTION: To approve the minutes for the last meeting held on 4/26/2021 (Stephanie Hayes-Houlihan, Stuart Cole). Passed unanimously.

g. Adjournment - MOTION: To adjourn the meeting (Stephanie Hayes-Houlihan). Passed unanimously at 8:25 pm.

Minutes submitted by



Ben Baldwin

Secretary, Town of Stonington Conservation Commission

Approved at a regular meeting on 1/24/2022