



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**Ben Philbrick**  
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**Ryan Deasy**  
Member

**Gary Belke**  
Alternate

**Marjorie Selinger**  
Alternate

**Andy Meek**  
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**  
**Tuesday, January 4, 2022 - 7:00pm**  
**Stonington Board of Education District Office**  
**40 Field Street, Pawcatuck, CT 06379**

**PROPERLY WORN MASKS ARE REQUIRED FOR ALL IN ATTENDANCE.**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Andy Meek
  - Marjorie Selinger
  - Gary Belke (seated 12/7/21)
3. Minutes:
  - #1684, November 16, 2021
  - #1685, December 7, 2021
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
    - Preliminary discussion of cannabis Zoning Regulation amendment.
  - C. Zoning Enforcement & Violations.
  - D. Administrative Review
    1. **PZ2123SUP Coastal Masonic Temple Corporation of CT, Inc. (S. Cherenzia)** – Commission review of lighting plan for previously approved application for an addition. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80.
    2. Will Morrisey, representing Pawcatuck Little League, requesting Commission interpretation of whether a drive-in movie theater would be an allowed use in the GBR-130 zone. Property located at 43 North Anguilla Rd., Pawcatuck. Assessor's Map 39, Block 1, Lot 1. Zone GBR-130.
    3. **CGS 8-24 Review** - Review of road acceptance of a portion of Nautilus Way and Yellowfin Court for Toll Brothers (Old Mystic Estates) Phase 2.
    4. **21-300ZON Alamo, LLC (R. Sergeant)** – Zoning Permit application for 14' x 14' gazebo to be relocated out of the upland review area (URA). Property located at 19 Old Stonington Rd., Stonington. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.

RECEIVED FOR RECORD  
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21 DEC 30 PM 3 32  
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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.

5. **21-3022ON Mystic Seaport Museum, Inc.** - Zoning Permit application for modifications to visitor entry and exit decks. Proposal includes construction of an ADA compliant deck, stairs, & ramp; reconstruction of existing deck, stairs, & ramp; alteration of internal sidewalks; minor fencing additions; and planting improvements. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173, Block 5, Lot 4. Zone MHD.
6. Old Business:
  - A. **PZ2126CAM Joseph & Lori LaRosa (G. Fedus)** - Coastal Area Management Site Plan Review application in response to NOV#21-011 for the construction of multiple retaining walls within the CAM designated boundary. Property located at 39 Lindberg Rd., Stonington. Assessor's Map 129, Block 1, Lot 4. Zone RM-20.
7. New Submittal(s):
  - A. **PZ2133SPA & CAM Latimer Point Condominium Assoc.** - Site Plan & Coastal Area Management Review applications for a replacement shed, a new shed, reconstruction of the portion of deck stairs, installation of a new septic system, enlarge 1-story dwelling to 1.5-story dwelling, modification of decks, and construction of a new covered porch. Properties located at 26 East Shore Rd., 8 Crooked Rd., 107 Latimer Pt. Rd., and 126 Latimer Pt. Rd., Stonington. Assessor's Maps/Blocks/Lots: 154/5/8, 154/4/17, 154/4/2, & 154/3/2. Zone RM-20.
  - B. **PZ2134SPA Susanne Toczko & Isobel Schultz (S. Cherenzia)** – Site Plan application for the construction of an 8,000 square foot mushroom barn, fifteen 8' x 40' grow containers, and associated septic system, wells, utilities, access drives, hardscaping, and landscaping. Property located on Taugwonk Rd., Stonington. Assessor's Map 85, Block 2 Lot 1. Zone LI-130.