



**Town of Stonington  
Planning and Zoning Commission**

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Member

**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**

**Regular Meeting**  
**Tuesday, January 18, 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:
  - #1685, December 7, 2021
  - #1686, January 4, 2022
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
    1. Consideration of a pre-moratorium cannabis establishment application policy.
    2. Preliminary discussion of Town of Stonington Affordable Housing Plan adoption process
  - C. Zoning Enforcement & Violations.
  - D. Administrative Review
    1. Request amendment of **PZ2124SD & CAM Oakwood Ave, LLC.** approval stipulation #4 to "As-built plans for relocated sewer line shall be provided to the Town prior to issuance of a Certificate of Occupancy of Lot 3" (17 Oakwood Ave.).
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.

RECEIVED FOR RECORD  
 STONINGTON, CT  
 22 JAN 14 PM 2:12  
 SALLY DUPLICE  
 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.

- B. **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.
  - C. **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.
7. New Submittal(s):
- A. **PZ2201SUP & CAM Secchiaroli, LLC (S Cherenzia)** - Special Use Permit & Coastal Area Management Review applications for the renovation and demolition of a portion of an existing restaurant building and construction of a new one-story, 5,000SF building for Retail and Accessory Storage. Property located at 29 Old Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 4. Zone GC-60.
  - B. **PZ2202RA Town of Stonington PZC** - Zoning Regulation Text Amendment application to enact a temporary moratorium on cannabis establishments so that regulations for these uses can be developed and adopted.
  - C. **PZ2203BR Toll Brothers-Old Mystic Estates** – Application for release of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to **PZ0360SD SUP & GPP Meehan Group, LLC**. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12, reduced to \$1,125,000.00 on 5/15/18, & reduced to \$310,290.00 on 11/16/21. Requesting full release of remaining bond.