



Town of Stonington Planning and Zoning Commission

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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.

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AGENDA

Special Meeting

Tuesday, March 1, 2022 - 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 12/7/21)
 - Andy Meek (seated 2/1/22)
 - Marjorie Selinger (seated 2/15/22)
3. Minutes:
 - #1689, February 15, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Preliminary discussion regarding forthcoming local decisions on recent State Statute changes governing Accessory Dwelling Units and Residential Parking Regulations as per Connecticut Public Act 21-29.
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
6. Old Business:
 - A. **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.
 - B. **PZ2205SPA Sea Research Foundation Inc. (S. Cherenzia)** - Site Plan Application for modifications of the Mystic Aquarium central courtyard including demolition/removal of the reflection pool, surrounding paved areas, walkways, and infrastructures in order to provide a more open layout and access deck. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lots 2-1 & 2-2. Zone TC-80.

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.

7. Public Hearings(s):
 - A. **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.
8. Future Public Hearings(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. *Public Hearing continued from 2/15/22 to 3/15/22.*
 - B. **PZ2204SPA Lattizori Development, LLC** – Site Plan application for construction of a 123-unit residential apartment building (Harbor Heights II), parking, access drive, swimming pool, utilities, stormwater management, lighting, landscaping, and site improvements. Property located at 50 Perkins Farm Drive, Mystic. Assessor's Map 150, Block 2, Lots 2&3 and Map 134, Block 3, Lot 4. Zone GDD. *Public Hearing scheduled for 3/15/22.*
 - C. Adoption of the Stonington Affordable Housing Plan. Final Draft Plan available at https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/uploads/affordable_housing_plan_-_final_draft_-_06-04-21.pdf *Public Hearing scheduled for 4/5/22.*
 - D. **PZ2206SUP & GPP Brookside Associates, LP (W Sweeney)** – Special Use and Ground water Protection Permit applications for an Affordable Housing Project submitted pursuant to CGS 8-30G. Proposed consists of 100 housing units and associated approvals. Property located at 111 South Broad St., Pawcatuck. Assessor's Map 37, Block 1, Lot 1A. Zone GC-60. *Public Hearing scheduled for 4/19/22.*