



**Town of Stonington  
Planning and Zoning Commission**

**COMMISSIONERS**

**Ben Philbrick**  
Chairman

**Fred Deichmann**  
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**Charles Sheehan**  
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**

**Special Meeting**

**Tuesday, March 7, 2023 - 7:00pm**

**Stonington Board of Education District Office  
40 Field Street, Pawcatuck, CT 06379**

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STONINGTON, CT.

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SALLY DUPLICE  
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Andy Meek (seated 12/6/22)
  - Gary Belke (seated 2/7/23)
  - Marjorie Selinger (seated 2/21/23)
3. Minutes:
  - #1718, February 21, 2023
  - #1719, February 28, 2023
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
    - Desegregate CT: Work Live Ride Act Presentation
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
6. Old Business:
  - A. **PZ2302BR Mason Island Co. (Advanced Improvements, LLC)** – Bond Reduction/Release application for an Erosion & Sedimentation Control Bond#21-006 associated with PZ2009SUP & CAM application. Requesting full release of \$6,775.00. Property located at Great Marsh Rd., Mystic. Assessor’s Map 180 Block 2 Lot 36F. Zones RA-20 & RC-120.
  - B. **PZ2303CAM Richard Koup & Charla Andrews (S. Marquardt)** – Coastal Area Management Review application to accompany future zoning permit application for the construction of a single-family residence (SFR) with on-site septic system. Property located at 28 Money Point Rd., Mystic. Assessor’s Map 180, Block 2, Lot 31. Zone RA-20.

## 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 Hearing(s):
8. Future Public Hearing(s):
  - A. **PZ2235SD & CAM Old Stoneridge, LLC** – Residential Re-subdivision and Coastal Area Management review applications for the creation of two lots. Property located at 111-113 Montauk Ave., Stonington. Assessor's Map 131 Block 3 Lot 6. Zone RR-80. *PH scheduled for 3/21/23.*
  - B. **PZ2304SUP William P. Middleton (R. Sergeant)** – Special Use Permit application to construct an accessory dwelling unit (ADU) in a new detached structure. Property located at 1034 Pequot Trail, Stonington. Assessor's Map 121, Block 1, Lot 6. Zone GBR-130. *PH scheduled for 4/4/23.*

**CANCELLED**