



# Town of Stonington Planning and Zoning Commission

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STONINGTON, CT.  
21 MAY - 4 PM 2:01  
CYNTHIA LADWIG  
TOWN CLERK

## COMMISSIONERS

**David Rathbun**  
Chair

**Gardner Young**  
Vice Chair

**Ben Philbrick**  
Secretary

**Lynn Conway**  
Member

**Fred Deichmann**  
Member

**Peter Chomowicz**  
Alternate

**Ryan Deasy**  
Alternate

**Charles Sheehan**  
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

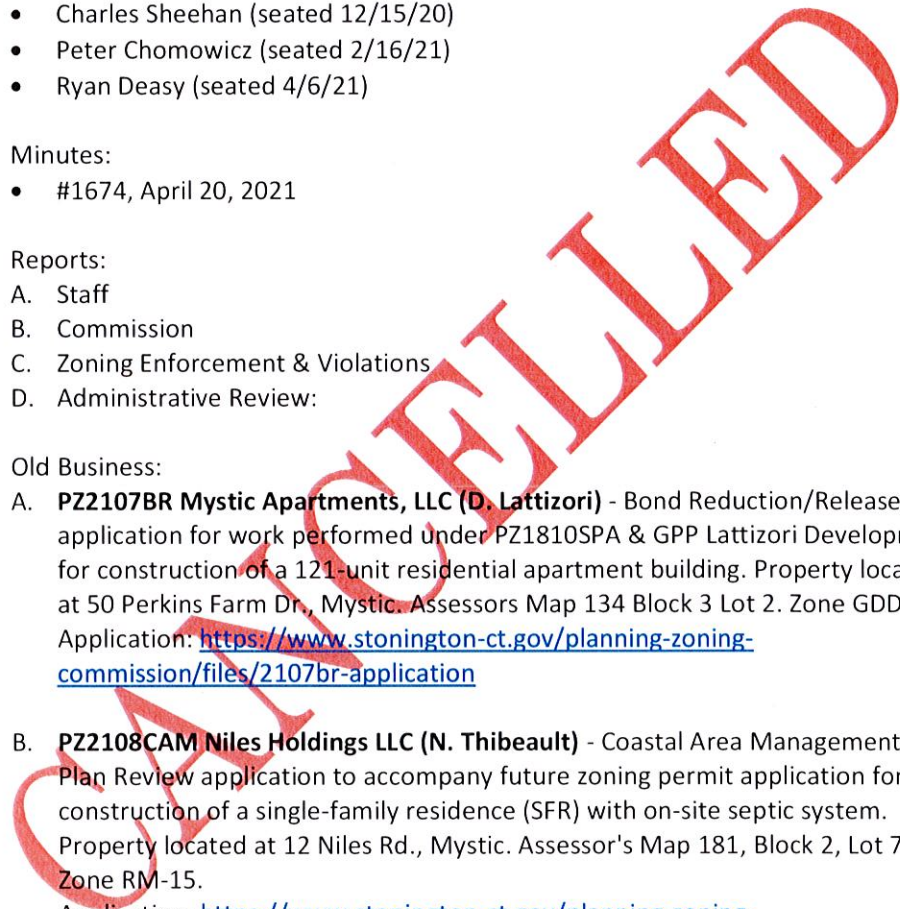
Stonington Board of Education District Office is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

## AGENDA

Special Meeting - Virtual  
Tuesday, May 4, 2021 - 7:00pm

### SEE BELOW INSTRUCTIONS TO JOIN VIRTUAL MEETING

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Charles Sheehan (seated 12/15/20)
  - Peter Chomowicz (seated 2/16/21)
  - Ryan Deasy (seated 4/6/21)
3. Minutes:
  - #1674, April 20, 2021
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
5. Old Business:
  - A. **PZ2107BR Mystic Apartments, LLC (D. Lattizori)** - Bond Reduction/Release application for work performed under PZ1810SPA & GPP Lattizori Development for construction of a 121-unit residential apartment building. Property located at 50 Perkins Farm Dr., Mystic. Assessors Map 134 Block 3 Lot 2. Zone GDD. Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/2107br-application>
  - B. **PZ2108CAM Niles Holdings LLC (N. Thibeault)** - Coastal Area Management Site Plan 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 12 Niles Rd., Mystic. Assessor's Map 181, Block 2, Lot 7C. Zone RM-15. Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2108cam-application>  
Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2108camsite-plan>  
Architectural plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2108camarchs>



## 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.

- C. **PZ2110SD & CAM Ruth G. Bowers Rev. Trust (C. Brown)** – Subdivision and Coastal Area Management Review applications for a 2-lot subdivision. Property located at 187 Whitehall Ave., Mystic. Assessor's Map 166, Block 4, Lot 1. Zone RA-40.  
Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2110sd-cam-apps>  
Appraisal Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2110sd-cam-appraisal>  
Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2110sd-cam-plans>
6. Public Hearing(s):
- A. **PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward)** - Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80. **Public Hearing continued from 4/20/21.**  
Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-gpp-applications>  
Groundwater Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-groundwater-report>  
Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-site-plan-revised>
7. Future Public Hearing(s):
- A. **PZ2105RA Town of Stonington (PZC)** - Regulation Amendment to modify the Zoning Regulations to provide additional opportunities for small solar energy systems as an accessory use. *Public Hearing Scheduled for 5/18/21*  
Application & Text: <https://www.stonington-ct.gov/planning-zoning-commission/files/2105ra-application-text>
- B. **PZ2109SUP Donna D'Amico (Geri Moran)** – Special Use Permit application for a change of non-conforming use from Office to Restaurant. Property located at 62 Greenmanville Ave., Mystic. Assessor's Map 173, Block 5, Lot 1. Zone GBR-130. *Public Hearing Scheduled for 5/18/21*  
Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/2109sup-application>
- C. **PZ2111SUP & CAM Mark J. Densmore Living Trust (A. Hayward)** - Special Use Permit and Coastal Area Management Review applications for a 2-story, 5,700+ square foot mixed-use building. Properties located at 26 & 38 Old Stonington Rd., Mystic. Assessor's Map 153, Block 2, Lots 2 & 3. Zone GC-60.
- D. **PZ2112SUP Papas Group, Inc. (G. Secchiaroli)** - Special Use Permit application for the renovation of existing restaurant and to permit six (6) outdoor vendors. Property located at 29 Old Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 4. Zone GC-60.
- E. **PZ2113SUP & CAM St. Patrick Church Corp. (S. Cherenzia)** - Special Use Permit and Coastal Area Management Review applications for the demolition and rebuild of the St. Patrick Church Parish Center, including a 1,500 square foot addition and a small addition to the rear of the church sacristy. Property located

at 33-35 East Main St. Mystic. Assessor's Map 174, Block 6, Lot 5. Zone RH-10.

**PZC May 4, 2021 Meeting Report**

**INSTRUCTIONS TO JOIN VIRTUAL MEETING**

**Join by WebEx:**

Meeting number (access code): 129 239 3731

Password: NQtEkXk2N45

**Meeting Link:**

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m37df581a337373ac58fe580cc4cd3160>

**Join by phone:**

+1-408-418-9388 United States Toll

Access code: 129 239 3731

**Join using Microsoft Lync or Microsoft Skype for Business:**

Dial [1292393731.townofstonington@lync.webex.com](tel:1292393731.townofstonington@lync.webex.com)

**Tap to join from a mobile device (attendees only):**

[+1-408-418-9388,,1292393731##](tel:+1-408-418-9388,,1292393731##) United States Toll

**Join by video system:**

Dial [1292393731.townofstonington@lync.webex.com](tel:1292393731.townofstonington@lync.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

**CANCELLED**