



Town of Stonington
Planning and Zoning Commission

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TOWN CLERK

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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

Regular Meeting

May 19, 2020 - 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:
 - Charles Sheehan (seated 1/7/20)
 - Ryan Deasy (seated 2/4/20)
 - Peter Chomowicz (seated 2/18/20)
3. Minutes:
 - #1657, May 12, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Attorney Ted Ladwig request for interpretation of ZR 7.1.1: "total area" versus Gross Floor Area, and as the regulations state "exclusive of decks," whether a covered deck is still not counted, even though it would be counted towards Gross Floor Area.
5. Correspondence:
6. Old Business:
 - A. **PZ2006SD & GPP D6 Realty, LLC (A. Hayward)** - Subdivision and Groundwater Protection Permit applications for a free split and subdivision of a 1.13-acre lot. Property located 3 Country Lane, Pawcatuck. Assessor's Map 21 Block 1 Lot 3. Zone RA-20.
7. Public Hearing(s):
 - A. **PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus)** – Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15. *Continued from 3/17/20.*

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.

8. Future Public Hearings:
 - A. **PZ2004SPA & GPP 1189 Pequot Trail, LLC** – Site Plan and Groundwater Protection Permit applications for implementation of approved Master Plan for activities, events, house renovation, and construction of an 80' x 30' equipment storage building. Property located at 1189 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lot 1. Zone AHD-2.
 - B. **PZ2005RA Alan Drouin** – Regulation Text Amendment application to remove Accessory Dwelling Unit ZR 7.1.1.8.2.4 requirement that any additions to an existing detached structure and/or any new construction shall not be located closer to the street than the primary dwelling unit.
 - C. **PZ2007SUP 30 Extrusion, LLC (S. Cherenzia)** - Special Use Permit application for the construction of two (2) mini-warehouse storage facilities (17,920± square feet & 14,400± square feet), with associated parking, landscaping, and drainage. Property located at 30 & 40 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lots 2D & 2E. Zones M-1 & RR-80.
 - D. **PZ2008SUP Reveka Tsiakiris (D. Devine)** - Special Use Permit application for relocation of a liquor store from 44 Williams Ave. to 55 Williams Ave. Property located at 55 Williams Ave., Mystic. Assessor's Map 161 Block 20 Lot 6. Zone LS-5.

CANCELLED