



Town of Stonington Planning and Zoning Commission

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Member

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

Tuesday, June 1, 2021 - 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 12/15/20)
 - Ryan Deasy (seated 4/6/21)
3. Minutes:
 - #1675, May 18, 2021
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **Greenskies Clean Energy, LLC** – Preliminary discussion of conceptual plans for utility scale solar energy facilities proposed for 2 separate locations. Properties located at 54 Jeremy Hill Rd. Assessor’s Map 90, Block 1, Lot 1 and Lantern Hill Rd. Assessor’s Map 169, Block 1, Lot 4. Facilities will be subject to CT Siting Council review.
5. Old Business:
 - A. **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.
 - B. **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. *This application has been withdrawn.*
 - C. **PZ2115CAM Rufus Allyn & Roy Bohlander (C. Brown)** - 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 19 Chippechaug Trail, Mystic. Assessor's Map 176, Block 5, Lot 2A. Zone RA-20.

RECEIVED FOR RECORD
 STONINGTON, CT
 21 MAY 28 AM 9:51
 CYNTHIA LADWIG
 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.

6. 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. *Continued from 5/18/21.*
7. Future Public Hearing(s):
 - A. **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. *Public Hearing scheduled for 6/22/21.*
 - B. **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. *Public Hearing scheduled for 6/22/21.*
 - C. **PZ2114SPA & CAM Stone Acres Farm, LLC** – Site Plan and Coastal Area Management Review applications for construction of a new cooking pavilion, new toilet building, new utility connections, and site improvements consistent with the Master Plan. Property located at 381 North Main St., Stonington. Assessor's Map 81, Block 1, Lot 1. Zone AHD. *Public Hearing scheduled for 7/20/21.*
 - D. **PZ2116SUP Arlington Homes, LLC (Aquarion Water Co.)** - Special Use Permit application for the construction a new 16' x 38' well treatment facility and related improvements for the existing community water system. Property located at 111 Stephen Dr., Stonington. Assessor's Map 139, Block 3, Lot 1. Zone RR-80. *Public Hearing scheduled for 7/20/21.*