



Town of Stonington  
Planning and Zoning Commission

COMMISSIONERS

**David Rathbun**  
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**Fred Deichmann**  
Member

**Ryan Deasy**  
Alternate

**Charles Sheehan**  
Alternate

Gary Belke  
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.

AGENDA

Special Meeting

Tuesday, June 22, 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:
  - Gary Belke
  - Ryan Deasy (seated 4/6/21)
  - Charles Sheehan (seated 6/1/21)
3. Minutes:
  - #1676, June 1, 2021
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. **Seacoast Mushrooms, LLC, c/o Chris Pacheco (Cherenzia & Associates, Ltd.)** – Pre-application for a proposed mushroom farm to include a 6,000 – 8,000 square foot barn. Property located on Taugwonk Rd., Stonington. Assessor's Map 85, Block 2, Lot 1. Zone LI-130.
    2. **21-169ZON Walter Johnsen (Melissa Cloutier)** – Zoning Permit application to allow 100 SF of retail use in an existing salon. Property located at 86 Denison Ave., Mystic. Assessor's Map 173, Block 10, Lot 1. Zone CS-5.
    3. Commission review of applications **PZ1403SUP & CAM Mystic Motor Inn, Inc. (Tim Brown)** and **PZ2102SPA Ocean Breeze Land Co., LLC (A. Farrah)**. Property located at 7 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 10. Zone LS-5.
5. Old Business:
  - A. **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 JUN 21 PM 12:15  
CYNTHIA LAOWIG  
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. **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.
  - 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.
7. Future Public Hearing(s):
  - A. **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.*
  - B. **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.*
8. New Submittal(s):
  - A. **PZ2117SUP AAA Trust LLC (Candice Georgiadis)** – Special Use Permit application for the renovation of the first floor of an existing building for a change of use from Retail to a three-room Hotel. Property located at 44 Williams Ave., Mystic. Assessor's Map 161, Block 17, Lot 9. Zone LS-5.