



Town of Stonington Planning and Zoning Commission

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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, September 6, 2022 - 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:
 - Marjorie Selinger (seated 8/2/22)
 - Gary Belke (seated 8/16/22)
 - Andy Meek (seated 8/16/22)
3. Minutes:
 - #1702, August 16, 2022
 - #1703, August 23, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Memo on the process for the town to opt out of the state's Accessory Dwelling Unit regulations. This will eventually require action by the Selectmen. PZC will hold a public hearing on 10/4/22.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Jeffrey Valentine request for the elimination of stipulation #1 from the 1994 approval of application PZ9419CAM Nancy Klotz regarding the limitation of the structure to a 2-bedroom home. Property located at 82 Riverside Dr., Pawcatuck. Assessor's Map 9, Block 3, Lot 18. Zone RC-120.
 2. **22-204ZON Whalers Inn, LLC** – Zoning Permit application for change of use from Retail to Hotel (multi-purpose meeting room). Property located at 11 Cottrell St., Mystic. Assessor's Map 182, Block 4, Lot 4. Zones DB-5 & RH-10.
 3. **Ian Camfield** – Request for Commission interpretation as to whether Dog Training business, Rhodes Collar, should be considered a "Personal Service" use in the GC-60 Zone. Property location 769 Stonington Rd., Stonington. Assessor's Map 75, Block 1, Lot 6. Zone GC-60.
6. Old Business:
 - A. **PZ2224BR 30 Extrusion, LLC** – Bond Reduction/Release application for Bond No. 20-004 for E&S Control associated with PZ2007SUP 30 Extrusion, LLC for the construction of two (2) mini-warehouse storage facilities. Property located at 30 & 40 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lots 2D & 2E. Zones M-1 & RR-80.

RECEIVED FOR RECORD
STONINGTON, CT.
22 SEP - 2 PM 3: 06
SALLY DUPLICE
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.

- B. **PZ2225BR EG Perkins Reserve, LLC**– Bond Reduction/Release application for Bond No. 19-002 for E&S Control associated with PZ1836SPA & GPP Lattizori for the construction for 50 townhouse-style units of residential. Property located at 30 Park Ave., fka Perkins Farm Dr., Mystic. Assessor's Map 134 Block 3 Lot 3. Zone GDD.
- 7. Public Hearing(s):
 - A. **PZ2223SD & CAM Masons Island Company (Prominent Development)** – Subdivision & Coastal Area Management Review applications for an 11-lot residential re-subdivision. Property located on School House & Cormorant Roads, Mystic. Assessor's Map 181, Block 3, Lot 1. Zone RM-15. *Continued from 8/16/22.*
- 8. Future Public Hearing(s):
 - A. **PZ2217SD & SUP Cherenzia Excavation, Inc. & EG Home, LLC (W. Sweeney)** – Subdivision and Special Use Permit applications for modification of an approved re-subdivision plan consisting of 42 single-family homes within a common interest community on a single reconfigured lot. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7, Block 1, Lots 44 & 44F thru 44L. Zone RM-20. *PH continued from 8/16/22 to 9/20/22.*
 - B. Town of Stonington opt out of the state's Accessory Dwelling Unit regulations in CT Public Act 21-29. *PH scheduled for 10/4/22.*