Town of Stonington
Planning and Zoning Commission

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.

6. Old Business:

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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):

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.