



# Town of Stonington Planning and Zoning Commission

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**Gary Belke**  
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.

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SALLY DUPLICE  
TOWN CLERK

## AGENDA

Regular Meeting  
Tuesday, September 20, 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:
  - Andy Meek (seated 8/16/22)
  - Marjorie Selinger (seated 9/6/22)
  - Gary Belke (seated 9/6/22)
3. Minutes:
  - #1702, August 16, 2022
  - #1704, September 6, 2022
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **22-209ZON Ian Camfield** – Zoning Permit application for change of Use from Retail to Personal Services (Rhodes Collar dog training). Property located at 769 Stonington Rd., Stonington. Assessor’s Map 75, Block 1, Lot 6. Zone GC-60.
6. Old Business:
  - A. **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 9/6/22.**

## 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. **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.***
- 8. Future Public Hearing(s):
  - A. 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.***
- 9. New Submittal(s):
  - A. **PZ2227SUP VIII-HII-Whitehall Avenue, LLC (D. Flanagan)** – Special Use Permit application for a Dental Office in existing building. Property located at 56 Whitehall Ave., Mystic. Assessor's Map 164, Block 2, Lot 2/2. Zone TC-80.