



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

Ben Philbrick
Member

Charles Sheehan
Member

Ryan Deasy
Member

Lynn Conway
Member

Fred Deichmann
Member

Gary Belke
Alternate

Alternate

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

Regular Meeting
Tuesday, September 21, 2021 - 7:00pm
Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

PROPERLY WORN MASKS ARE REQUIRED FOR ALL IN ATTENDANCE.

1. Call to order: 7:00 p.m.
2. Election of Officers
3. Appoint Alternates:
 - Gary Belke (seated 8/17/21)
4. Minutes:
 - #1680, August 17, 2021
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 1. Commission workshop on Affordable Housing plan
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **ZON21-222 Longinidis Realty, LLC** – Zoning Permit application to roof existing pergola. Property located at 25 Roosevelt Ave., Mystic. Property located at 25 Roosevelt Ave., Mystic. Assessor's Map 174, Block 15, Lot 7. Zone LS-5.
 2. **ZON21-233 27 Broadway Ave., LLC** - Zoning Permit application for Change of Use from Retail to Personal Services and associated signs. Property located at 27 Broadway Ave., Mystic. Property located at 27 Broadway Ave., Mystic. Assessor's Map 174, Block 14, Lot 2. Zone LS-5.
 3. **ZON21-234 RoxRiv Associates, LLC** - Zoning Permit application for Change of Use from Medical to Wholesale/Production and associated signs. Property located at 23 Clara Drive, Suites 107 & 108., Mystic. Property located at 27 Broadway Ave., Mystic. Assessor's Map 163, Block 1, Lot 19. Zone TC-80.

RECEIVED FOR RECORD
STONINGTON, CT
21 SEP 17 PM 3:26
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.

7. Old Business:
 - A. **PZ2122CAM Daniel & Jennifer Wilson (K. Neilson, PE)** - Coastal Area Management Site Plan Review for landscaping improvements. Proposal includes work to retain existing stone work dug up during the removal of overgrown invasives. Property located at 2 Plover Lane, Mystic. Assessor's Map 176, Block 2, Lot 7. Zone RA-20.
8. Public Hearing(s):
9. Future Public Hearing(s):
 - A. **PZ2123SUP Coastal Masonic Temple Corporation of CT, Inc. (S. Cherenzia)** - Special Use Permit application for a 2,014 square foot addition to the Masonic Temple building with associated parking, landscaping and drainage. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80. *Public Hearing scheduled for 10/5/21.*
 - B. **PZ2124SD & CAM Oakwood Ave, LLC. (G. Fedus)** -- Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15. *Public Hearing Scheduled for 10/5/21.*
 - C. **PZ2125SUP & CAM Mark J. Densmore Living Trust (R. Sergeant)** -- Special Use Permit and Coastal Area Management Review applications for demolition of a one-story retail building and construction of a 44.5' x 30' two-story mixed-use structure with office/retail on the first floor and an apartment on the second. Property located at 26 Old Stonington Rd., Stonington. Assessor's Map 153, Block 2, Lot 3. Zone GC-60. *Public Hearing Scheduled for 10/19/21.*
10. New Submittal(s):
 - A. **PZ2126CAM Joseph & Lori LaRosa (G. Fedus)** - Coastal Area Management Site Plan Review application in response to NOV#21-011 for the construction of multiple retaining walls within the CAM designated boundary. Property located at 39 Lindberg Rd., Stonington. Assessor's Map 129, Block 1, Lot 4. Zone RM-20.
 - B. **PZ2127SUP Moogie, LLC (Whole Beast, LLC)** - Special Use Permit application for a full-service, on-premise liquor sales permit for existing Grass & Bone restaurant. Property located at 24 East Main St., Mystic. Assessor's Map 182, Block 4 Lot 9. Zone LS-5.
 - C. **PZ2128SUP Garbarino & Garbarino V-4 Enterprises, LLC (Whole Beast, LLC)** -- Special Use Permit application for a wine and beer, on-premise liquor sales permit for existing Nana's Pizzeria & Bakery retail restaurant. Property located at 32 Williams Ave., Mystic. Assessor's Map 161, Block 16 Lot 2. Zone LS-5.
 - D. **PZ2129RA, ZC & SPA Lattizori Development, LLC** -- Zoning Text Amendment, Master Plan Zone Change, and Site Plan applications to amend ZR 8.23.6.2 Residential Density to allow 15 units per acre for Conventional Residential (Subzone 3 only), increase the area of Subzone 3 by 5.81 acres to 16.33 acres, reduce the size of Subzone 4 by 5.81 acres to 8.3 acres, and increase the proposed Gross Floor Area in Subzone 4 to 120,000 square feet for construction of a 72,000± SF addition to medical building. Properties located at 100 Perkins Farm Dr., 50 Perkins Farm Dr., & additional parcels on Perkins Farm Dr., Mystic. Assessor's Map 134, Block 3 Lots 2 & 4, and Assessor's Map 150, Block 2 Lots 2, 3, 4, 5, 8, & 9. Zone GDD-1.