



**Town of Stonington  
Planning and Zoning Commission**

Received for filing/record  
9/30/22 at 3:30 am/pm  
Sally Duplice, Town Clerk  
Stonington, CT

**COMMISSIONERS**

**Ben Philbrick**  
Chairman

**Fred Deichmann**  
Vice Chairman

**Lynn Conway**  
Secretary

**Charles Sheehan**  
Member

**Ryan Deasy**  
Member

**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.

**AGENDA**

**Special Meeting**

**Tuesday, October 4, 2022 - 6:00pm**

**Stonington Board of Education District Office**

**40 Field Street, Pawcatuck, CT 06379**

1. Call to order: 6:00 p.m. – Executive Session
2. The Planning & Zoning Commission will meet in executive session with member(s) of the Town Attorney's Office and Planning & Zoning Department staff to discuss the status of pending litigation, namely Allyn, et al. v. Town of Stonington P&Z Commission, pursuant to General Statute §1-200(6)(B), strategy and negotiations with respect to pending claims or pending litigation.
3. Re-convene from Executive Session: 7:00p.m.
4. Appoint Alternates:
  - Marjorie Selinger (seated 9/6/22)
  - Andy Meek (seated 9/20/22)
  - Gary Belke (seated 9/20/22)
5. Minutes:
  - #1705, September 20, 2022
  - #1706, September 27, 2022
6. Correspondence:
7. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Request 90-day extension to file final subdivision mylars for approved applications PZ2213SD & PZ2220GPP Brandon & Cynthia Flack.
    2. **22-220ZON Town of Stonington** - Zoning Permit application for placement of a 9.5' x 9.5' granite monument to honor military Veterans who have served from the Town of Stonington. Property located 173 South Broad St., Pawcatuck (Stonington Police Department). Assessor's Map 37, Block 1, Lot 2. Zone GC-60.
    3. **22-222ZON Mystic Land Co., LLC (M Lynch)** - Zoning Permit application for a Change of Use from Office to Retail for "No Other Book Like This" bookstore. Property located 7 Roosevelt Ave., Unit 1, Mystic. Assessor's Map 174, Block 16, Lot 3. Zone LS-5.

## 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.

4. **22-20ZON TOS Human Services (E. Roise)** - Zoning Permit application to demo and reconstruct tennis courts and add pickleball courts. Property located 176 So. Broad St. (Spellman Dr.). Assessor's Map 25, Block 1, Lot 19-1. Zone RR-80.
8. Old Business:
9. Public Hearing(s):
  - A. **Town of Stonington opt out of the state's Accessory Dwelling Unit regulations in CT Public Act 21-29.**  
Public Act 21-29, entitled, "An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut's Development and Future," was approved by the General Assembly late last year, effective 10/1/21. The Act requires municipalities to permit Accessory Dwelling Units as of right on any lot that contains a single-family dwelling. However, the Act allows municipalities to opt out of this requirement after holding a public hearing on the issue. Opting out of the Act would allow the Town to maintain its current Accessory Dwelling Unit regulations (Section 7.1 of the Zoning Regulations).  
Link to PA 21-29: <https://www.cga.ct.gov/2021/act/pa/pdf/2021PA-00029-R00HB-06107-PA.pdf>  
Link to Stonington Zoning Regulations: [https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/uploads/zoning\\_regulations\\_27th\\_edition.pdf](https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/uploads/zoning_regulations_27th_edition.pdf)
10. Future Public Hearing(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. **PH scheduled for 10/18/22.**