



Town of Stonington Planning and Zoning Commission

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Vacant
Alternate

Vacant
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 5, 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. Appoint Alternates:
 - Gary Belke (seated 9/21/21)
3. Minutes:
 - #1681, September 21, 2021
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Request for a 90-day extension to record the final plans for approved Subdivision, **PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward)** - Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80.
 2. **21-213ZON Unicorn Project, LLC (G. Fedus)** – Zoning Permit application for the interior and exterior remodel of former Friendly's Restaurant building for a different restaurant (Andiamo). Property located at 247/251 Greenmanville Ave., Mystic. Assessor's Map 171, Block 1, Lot 1. Zone TC-80.
 3. **21-247ZON Spruce Meadows, LLC** - Zoning Permit application to remove the requirement for fencing around the recreation area, and approve a proposed 20' x 20' extension of the emergency access drive with a change of material to concrete. Property located at 86-88 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 4. Zone LS-5.

RECEIVED FOR RECORD
STONINGTON, CT
21 OCT - 1 PM 2:29
CYNTHIA LADWIG
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.

6. Old Business:
 - 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.
7. 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.
 - 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.
8. Future Public Hearing(s):
 - A. **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.*
 - 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. *Public Hearing Scheduled for 10/19/21.*
 - 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. *Public Hearing Scheduled for 10/19/21.*
 - 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.