



Town of Stonington Architectural Design Review Board

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Agenda items are on file for
public review at Stonington
Town Hall.

SPECIAL MEETING AGENDA - AMENDED

Monday, October 18, 2021 – 6:00 PM

Pawcatuck Neighborhood Center
27 Chase St. Pawcatuck, CT

MASKS ARE REQUIRED TO BE WORN AT TOWN MEETINGS

1. Call to Order
2. **ADRB 2105** Review of Planning and Zoning Commission Application PZ2125SUP & CAM – 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. Applicant – Russell E. Sergeant, AIA. Owner – Mark Densmore, Trustee.
3. **ADRB 2108** Review of Planning and Zoning Commission Application PZ2129RA, ZC & SPA – 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. Applicant/Owner – Lattizori Development, LLC
4. **ADRB 2109** Review of Planning and Zoning Commission Application PZ2129RA, ZC & SPA – 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) and increase the area of Subzone 3 by 5.81 acres to 16.33 acres for construction of a second 124-unit apartment community, and reduce the size of Subzone 4 by 5.81 acres to 8.3 acres. 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. Applicant/Owner – Lattizori Development, LLC
5. Discussion of Board reviews of CT General Statutes Section 8-30g Affordable Housing Applications.
6. Review of Meeting Minutes – 9/13/21.
7. Adjournment

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STONINGTON, CT.
21 OCT 15 AM 10:02
CYNTHIA LADWIG
TOWN CLERK