



Town of Stonington
Planning and Zoning Commission

COMMISSIONERS

Ben Philbrick
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Lynn Conway
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 Member

Ryan Deasy
 Member

Gary Belke
 Alternate

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 19, 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:
 - #1682, October 5, 2021
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **Prospect Place / Prospect Place East** - Request to remove internal sidewalks from approved Site Plans: PZ0634SPA & PZ1610SPA. Property located at Mitchell St., Mechanic St. & Prospect St., Pawcatuck, CT., Assessor's Map 4, Block 18, Lots 3 & 3B. Zone NDD-1.
 2. **21-249ZON Stonington Country Club** - Zoning permit application to construct a 12' x 12' restroom facility on the golf course. Property located at 896 Taugwonk Rd., Stonington. Assessor's Map 69, Block 1, Lot 3. Zone GBR-130.
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.

TOWN CLERK
 CYNTHIA LAOWIG
 21 OCT 15 PM 2:27
 RECEIVED FOR RECORD
 STONINGTON, CT.

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. 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.
 - 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.
8. Future Public Hearing(s):
 - A. **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. A four-story 124-unit apartment community is also proposed under the RA & ZC applications (no SPA). 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. *Public Hearing Scheduled for 11/16/21.*
9. New Submittal(s):
 - A. **PZ2130BR Toll Brothers-Old Mystic Estates** – Application for reduction of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to PZ0360SD SUP & GPP Meehan Group, LLC. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12 & reduced to \$1,125,000.00 on 5/15/18. Requesting further reduction to \$310,290.00.
 - B. **PZ2131SPA RoxRiv Realty, Assoc. (Tesla)** – Site Plan Application to permit the installation of electric vehicle charging stations and supporting equipment. Property located at 12 Coogan Blvd., Mystic. Assessor's Map 164, Block 4 Lot 1. Zone TC-80.
 - C. **PZ2132SPM BCMAN, LLC (A. Nenna)** – Site Plan Modification application for revisions/modifications for the stormwater infiltration system in the rear of the property. Previously approved application is PZ1904SPA. Property located at 62 Voluntown Rd., Pawcatuck. Assessor's Map 18 Block 2 Lot 7. Zone HI-60.