



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**Ben Philbrick**  
Chairman

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**Lynn Conway**  
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Member

**Ryan Deasy**  
Member

**Gary Belke**  
Alternate

**Marjorie Selinger NSI**  
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

**Regular Meeting**  
**Tuesday, November 16, 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:
  - #1683, October 19, 2021
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Request for 5-year extension to **PZ0737SUP & CAM Alamo, LLC** - Special Use Permit Application & Coastal Area Management Review for the conversion of an existing structure into offices, construction of a 2-story (30' x 66') addition & a 4,950 sq. ft. 1-story building, including associated, parking, drainage, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington, CT. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.
    2. **21-170ZON Toll CT Limited Partnership** – Zoning permit application for the Clearing and grading on Lot 43 as shown on lot grading plan sheet 2 of 4, last revised 11/19/20. Property located on Nautilus Way, Map 165, Block 5 Lot 14H, Zone RA-40.
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. **Tabled to 12/7/21.**

RECEIVED FOR RECORD  
STONINGTON, CT  
21 NOV 12 PM 2:05  
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.

- B. **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.
  - C. **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.
  - D. **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. Assessors Map 18 Block 2 Lot 7. Zone HI-60.
7. Public Hearing(s):
    - A. **PZ2129RA, ZC & SPA Lattizori Development, LLC** – Zoning Text Amendment, Master Plan Zone Change, and Site Plan applications to amend ZR 7.23.6.2 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.
  8. New Submittal(s):