



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**Ben Philbrick**  
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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, December 7, 2021 - 7:00pm**  
**Stonington Board of Education District Office**  
**40 Field Street, Pawcatuck, CT 06379**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Andy Meek
  - Marjorie Selinger
  - Gary Belke (seated 9/21/21)
3. Minutes:
  - #1684, November 16, 2021
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
    1. Attorney William Sweeny, representing EG Home, LLC - Request for workshop for the possible modification of previously approved development and a formal interpretation of OSD regulations to determine feasibility of proposed modifications. Properties located on Mary Hall & Greenhaven Rds.
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **21-277ZON Callanish, LLC** – Zoning permit application for change of use from lobby to office. Property located at 11 Main St., 2<sup>nd</sup> fl., area 1, Old Mystic. Assessor's Map 166, Block 3, Lot 1. Zone CS-5.
    2. **21-278ZON Callanish, LLC** – Zoning permit application for change of use from office to personal services. Property located at 11 Main St., 2<sup>nd</sup> fl., area 2, Old Mystic. Assessor's Map 166, Block 3, Lot 1. Zone CS-5.
    3. **21-287ZON D'Amato Investments, LLC** – Zoning permit application for change of use from personal services to retail. Property located at 163 So. Broad St., Unit 3, Pawcatuck. Assessor's Map 37, Block 1, Lot 4A. Zone GC-60.

RECEIVED FOR RECORD  
STONINGTON, CT  
21 DEC - 3 PM 3:55  
CYNTHIA LAOWIG  
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. **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. *Continued from 11/16/21.*