



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

Ben Philbrick
Chairman

Fred Deichmann
Vice Chairman

Lynn Conway
Secretary

Charles Sheehan
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

Regular Meeting
Tuesday, December 21, 2021 - 7:00pm
Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

RECEIVED FOR RECORD
STONINGTON, CT
21 DEC 17 PM 3:37
CYNTHIA LAVOIE
TOWN CLERK

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Andy Meek
 - Marjorie Selinger
 - Gary Belke (seated 12/7/21)
3. Minutes:
 - #1684, December 7, 2021
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Will Morrisey, representing Pawcatuck Little League, requesting Commission interpretation of whether a drive-in movie theater would be an allowed use in the GBR-130 zone. Property located at 43 North Anguilla Rd., Stonington. Assessor's Map 39, Block 1, Lot 1. Zone GBR-130.
 2. Preliminary discussion of cannabis Zoning Regulation amendment.
 3. Request 90-day extension to file final subdivision mylars for approved **PZ2124SD & CAM Oakwood Ave, LLC. (G. Fedus)** – Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15.
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
 1. **PZ2123 SUP Coastal Masonic Temple Corporation of CT, Inc. (S. Cherenzia)** – Commission review of lighting plan for previously approved application for an addition. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80.
 2. **CGS 8-24 Review** - Review of road acceptance of a portion of Nautilus Way and Yellowfin Court for Toll Brothers (Old Mystic Estates) Phase 2.

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. New Submittal(s):
 - A. **PZ2133SPA & CAM Latimer Point Condominium Assoc.** - Site Plan & Coastal Area Management Review applications for a replacement shed, a new shed, reconstruction of the portion of deck stairs, installation of a new septic system, enlarge 1-story dwelling to 1.5-story dwelling, modification of decks, and construction of a new covered porch. Properties located at 26 East Shore Rd., 8 Crooked Rd., 107 Latimer Pt. Rd., and 126 Latimer Pt. Rd., Stonington. Assessor's Maps/Blocks/Lots: 154/5/8, 154/4/17, 154/4/2, & 154/3/2. Zone RM-20.
 - B. **PZ2134SPA Susanne Toczko & Isobel Schultz (S. Cherenzia)** – Site Plan application for the construction of an 8,000 square foot mushroom barn, fifteen 8' x 40' grow containers, and associated septic system, wells, utilities, access drives, hardscaping, and landscaping. Property located on Taugwonk Rd., Stonington. Assessor's Map 85, Block 2 Lot 1. Zone LI-130.

CANCELLED