



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

David Rathbun
Chair

Gardner Young
Vice Chair

Ben Philbrick
Secretary

Lynn Conway
Member

Fred Deichmann
Member

Peter Chomowicz
Alternate

Ryan Deasy
Alternate

Charles Sheehan
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 - Virtual
October 6, 2020 - 7:00pm

SEE BELOW INSTRUCTIONS TO JOIN VIRTUAL MEETING

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Peter Chomowicz (seated 2/18/20)
 - Charles Sheehan (seated 9/1/20)
 - Ryan Deasy (seated 9/15/20)
3. Minutes:
 - #1664, September 15, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ2006SD & GPP D6 Realty, LLC (A. Hayward)** – Request 90-day extension to file final plans for previously approved Subdivision. Property located 3 Country Lane, Pawcatuck. Assessor's Map 21 Block 1 Lot 3. Zone RA-20.
5. Correspondence:
6. Old Business:
 - A. **PZ2020SPA & CAM Latimer Point Condominium Assoc., Inc. (E. Lally)** - - Site Plan & Coastal Area Management Review applications for first- & second-floor additions, deck additions, demo & replacement of single-family residence, and installation of 2 new septic systems. Properties located at 10 Center Dr., 8 North Shore Way, 111 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/32, 154/2/13, 154/4/3. Zone RM-20.
PZ2020SPA & CAM Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2020spa-cam-applications>
PZ2020SPA & CAM Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2020spa-cam-site-plans>

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 sign-up 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. **PZ2022BR Mystic Health Center, LLC (D. Lattizori)** - Bond Reduction/Release application for work performed under PZ1833ZC & SPA Lattizori Development zone change & site plan applications for construction of a 47,625 SF medical office building (Hartford Healthcare). Property located at 100 Perkins Farm Drive, Mystic. Assessors Map 150 Block 2 Lot 5. Zone GDD.

PZ2022BR Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2022br-application>

7. Public Hearing(s):

- A. **PZ2013SD & GPP Jane L. Howard, Trustee (JP Mereen)** - Re-subdivision and Groundwater Protection Permit applications for a 4-lot Open Space Development. Lots 1 & 2 are developed, Lot 3 is undeveloped, and Lot 4 is the proposed open space. Property located at 152 South Anguilla Rd., Pawcatuck. Assessors Map 37, Block 1, Lot 8. Zones RR-80 & GBR-130. *Continued from 9/1/20.*

PZ2013SD & GPP Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2013-applications>

Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/2013sd-site-plans>

8. Future Public Hearing(s):

- A. **PZ2019RA D'Amato Investments, LLC** – Zoning Regulation Amendment to allow Personal Services as a Permitted Use in the Light Industry zoning district (LI-130). *Public Hearing scheduled for 10/20/20.*

PZ2019RA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2019ra-application>

- B. **PZ2021RA Town of Stonington PZC (GFA)** - Zoning Regulation Amendment to clarify "Gross Floor Area" as the method of determining a building's area and to modify the regulations regarding the location of detached Accessory Dwelling Units in front of primary dwellings. *Public Hearing scheduled for 10/20/20.*

PZ2021RA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2021ra-application>

- C. **PZ2018SUP & CAM G Development, LLC (S. Cherenzia)** - Special Use Permit and Coastal Area Management Review applications for the redevelopment (change of use) from Automotive Service/Gas Station to small Hotel (previously to Restaurant). Proposal includes demolition of existing structure, parking, stormwater management, utilities, and associated landscaping. Property located at 32 Broadway Ave., Mystic. Assessors Map 174, Block 19, Lot 1. Zone LS-5. ***Due to change of proposed use, this Public Hearing has been rescheduled to 11/4/20.***

- D. **PZ2009SUP & CAM Masons Island Co. & Masons Island Property Owners Assoc. (P. Biscuti)** – Special Use Permit and Coastal Area Management Site Plan Review applications to accompany future zoning permit application for construction of a single-family residence with on-site septic system, driveway, retaining walls and related site improvements. Property located at Great Marsh Rd., Mystic. Assessors Map 180, Block 2, Lot 36F & Great Marsh Rd. private right-of-way. Zones RA-20 & RC-120. *Public Hearing scheduled for 11/17/20*
PZ2009SUP & CAM Applications: <https://www.stonington-ct.gov/planning->

[zoning-commission/files/pz2009sup-cam-applications](https://www.stonington-ct.gov/planning-zoning-commission/files/pz2009sup-cam-applications)

PZ2009SUP & CAM Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2009sup-cam-plan-set>

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number (access code): 173 343 8287

Password: fGGB2MM9Ri3

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m66823d2d80c93108e04b45ca378f873b>

Join by video system:

Dial [1733438287@townofstonington.webex.com](https://townofstonington.webex.com)

Join by phone:

+1-408-418-9388 United States Toll

Access code: 173 343 8287

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1733438287.townofstonington@lync.webex.com](https://townofstonington@lync.webex.com)