



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**David Rathbun**  
Chair

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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**  
**Tuesday, November 17, 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:
  - #1667, November 4, 2020
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Request a 90-day extension of final plans (mylars) filing deadline for previously approved Subdivision application **PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus)**
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>  
Reed 8 North Shore Way plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/revised-8-no-shore-way-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 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. **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>
- C. **PZ2023SPA & CAM Garden Homes Derby Co, LP** - Site Plan & Coastal Area Management Review applications for ten (10) additional manufactured homes with sheds in the Fair Acres Park per CGS Section 8-30g. Property located at 39 Whitehall Ave., Mystic. Assessors Map 164, Block 1, Lot 9. Zone GC-60.  
PZ2023SPA & CAM Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-applications>  
PZ2023SPA & CAM Affordability Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-affordability-plan>  
PZ2023SPA & CAM Stormwater Management Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-stormwater-mgmt-plan>  
PZ2023SPA & CAM Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-site-plans>  
PZ2023SPA & CAM Architectural Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-architectural-plans>
7. Public Hearing(s):
- A. **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.  
**Public Hearing continued from 11/4/20.**  
PZ2018SUP & CAM Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sd-cam-applications>  
PZ2018SUP & CAM Engineering Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sup-cam-engineering-report>  
PZ2018SUP & CAM Architectural plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sup-cam-archs>  
PZ2018SUP & CAM Site plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sup-cam-site-plans>  
3-D Renderings: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sup-cam-3-d-renderings>  
Shadow Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sup-cam-shadow-plan>  
Screening examples: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2018sup-cam-screening>
- B. **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 to be opened and immediately continued to 12/15/20**

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>

8. Future Public Hearing(s):
9. New Submittal(s):

### **INSTRUCTIONS TO JOIN VIRTUAL MEETING**

#### **Join by WebEx:**

Meeting number (access code): 173 599 0610

Password: bVmfCDmH673

#### **Meeting Link:**

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m4eddbb3c1d8657c0ed4e97fd37ff5b56>

#### **Join by phone:**

**+1-408-418-9388** United States Toll

Access code: 173 599 0610

#### **Join using Microsoft Lync or Microsoft Skype for Business**

Dial [1735990610.townofstonington@lync.webex.com](https://1735990610.townofstonington@lync.webex.com)

#### **Tap to join from a mobile device (attendees only)**

[+1-408-418-9388](tel:+14084189388),[1735990610](tel:+1735990610)## United States Toll

#### **Join by video system:**

Dial [1735990610@townofstonington.webex.com](https://1735990610@townofstonington.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.