



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**David Rathbun**  
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**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, December 15, 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 11/17/20)
3. Minutes:
  - #1668, November 17, 2020
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Consideration of Extension of Temporary Policy Regarding Zoning Enforcement and Permitting During the COVID-19 Pandemic to March 1, 2021.
5. Correspondence:

[Agenda continued on page 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. **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-0>  
PZ2023SPA & CAM Architectural Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-architectural-plans>  
PZ2023SPA & CAM Exterior colors selected: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-exterior-colors-selected>  
PZ2023SPA & CAM home order specs: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2023spa-cam-home-order-specs>
7. Public Hearing(s):
  - A. **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 opened on 11/17/20 and immediately continued.**  
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-0>  
PZ2009SUP & CAM Loureiro Engineering response to comments: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2009sup-cam-le-response-12-10-20>
8. Future Public Hearing(s):
9. New Submittal(s):

## INSTRUCTIONS TO JOIN VIRTUAL MEETING

### Join by WebEx:

Meeting number (access code): 173 880 9268

Password: 5JqWPnC4ep6

**Meeting Link:**

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m7812657703698f8c7b614ef05c2f9148>

**Join by phone:**

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

Access code: 173 880 9268

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

Dial [1738809268.townofstonington@lync.webex.com](mailto:1738809268.townofstonington@lync.webex.com)

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

[+1-408-418-9388,,1738809268##](tel:+1-408-418-9388,1738809268##) United States Toll

**Join by video system:**

Dial [1738809268@townofstonington.webex.com](tel:1738809268@townofstonington.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.