



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**David Rathbun**  
Chair

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**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  
Tuesday, March 23, 2021 - 7:00pm

#### [SEE BELOW INSTRUCTIONS TO JOIN VIRTUAL MEETING](#)

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Peter Chomowicz (seated 2/16/21)
  - Ryan Deasy (seated 11/17/20)
  - Charles Sheehan (seated 12/15/20)
3. Minutes:
  - #1671, February 16, 2021
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. Request a 5-year extension of previously approved site plan **PZ1610SPA New Prospect, LLC (Dan Barber, now Urbane)**, for the development of a 38-unit attached housing project (Prospect Place). Properties located on Mechanic and Prospect Streets, Pawcatuck, CT. Assessor's Map 4, Block 18, Lot 3B & Map 4, Block 16, Lot 7. Zone NDD-1.
    2. **PZ2013SD & GPP Jane L. Howard, Trustee (JP Mereen)** - Request 180-day extension to file final plans for previously approved Subdivision. Property located at 152 South Anguilla Rd., Pawcatuck. Assessors Map 37, Block 1, Lot 8. Zones RR-80 & GBR-130.
5. Correspondence:
6. Old Business:
  - A. **PZ2102SPA Ocean Breeze Land Co., LLC (A. Farrah)** - Site Plan application for the expansion and roofing-over of existing deck. Only existing deck area to be roofed-over. Property located at 7 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 10. Zone LS-5.  
Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/2102spa-application>  
Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/2102spa-plan-set>  
Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/2102spa-site-plan2014>

## 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.

7. Public Hearing(s):
  - A. **PZ2103SUP Patriot Group Holdings, LLC (Anthem Sports)** – Special Use Permit application to permit Cross Fit Health Club in existing building #2. Property located at 2(A) Extrusion Dr., Pawcatuck. Assessor's Map 36, Block 4, Lot 2B. Zone M-1. Application & Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2103supapplicationplan>
8. Future Public Hearing(s):
  - A. **PZ2101SPA & CAM Whaler's Inn RE, LLC (W. Sweeney)** – Site Plan and Coastal Area Management Review applications for the construction of 15 paved parking spaces adjacent to and serving the retail and residential uses at 11 Cottrell Street. The project entails merging the 11 Cottrell St. property with the vacant lot at 1-3 Haley Street. Properties located at 11 Cottrell St., & 1-3 Haley St., Mystic. Assessor's Map 182 Block 4 Lots 4 & 4A. Zones DB-5 & RH-10. *Public Hearing Scheduled for 4.6.21.* Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-cam-applications>  
Drainage Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-cam-drainage-report>  
Site & Landscaping Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-cam-plan-set>
9. New Submittals(s):
  - A. **PZ2104RA Susanne V. Toczko (C. Pacheco)** - Zoning Regulation Text Amendment application to allow Aquaculture / Agriculture and their associated uses in the Light Industrial zone (LI-160). Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2104ra-susanne-v-toczko-c-pacheco>
  - B. **PZ2105RA Town of Stonington (PZC)** - Regulation Amendment to modify the Zoning Regulations to provide additional opportunities for small solar energy systems as an accessory use. Application & Text: <https://www.stonington-ct.gov/planning-zoning-commission/files/2105ra-application-text>
  - C. **PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward)** - Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80. Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-gpp-applications>  
Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-gpp-site-plan>
  - D. **PZ2107BR Mystic Apartments, LLC (D. Lattizori)** - Bond Reduction/Release application for work performed under PZ1810SPA & GPP Lattizori Development for construction of a 121-unit residential apartment building. Property located at 50 Perkins Farm Dr., Mystic. Assessor's Map 134 Block 3 Lot 2. Zone GDD. Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/2107br-application>

### [March 23, 2021 Meeting Summary Report](#)

## INSTRUCTIONS TO JOIN VIRTUAL MEETING

### Join by WebEx:

Meeting number (access code): 129 580 5404

Password: jP3rTtysK24

### Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m9521e8f6c79d09b8c7304f0ca3471002>

### Join by phone:

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

Access code: 129 580 5404

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

Dial [1295805404.townofstonington@lync.webex.com](tel:1295805404.townofstonington@lync.webex.com)

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

[+1-408-418-9388,,1295805404##](tel:+1-408-418-9388,,1295805404##) United States Toll

### Join by video system:

Dial [1295805404@townofstonington.webex.com](tel:1295805404@townofstonington.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.