



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**David Rathbun**  
Chair

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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  
Tuesday, April 6, 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:
  - #1672, March 23, 2021
4. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review:
    1. **21-073ZON GBD Realty, LLC** – Zoning permit application for a 30-seat restaurant with drive-thru windows in a formerly approved restaurant. Property located at 148 So. Broad St., Pawcatuck. Assessors Map 25 Block 1 Lot 14. Zone GC-60.  
Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/21-073zon148-so-broad-st>
5. Correspondence:
6. Old Business:
  - A. **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. Assessors Map 134 Block 3 Lot 2. Zone GDD.  
Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/2107br-application>

## 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.

7. 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. Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-cam-applications>  
Exhibits: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-combined-exhibits>  
Response letter: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-response-letter3-17-21>  
Drainage Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-drainage-rpt3-17-21>  
Site & Landscaping Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/2101spa-cam-plan-set>
8. Future Public Hearing(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). *Public Hearing Scheduled for 4/20/21*  
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. *Public Hearing Scheduled for 5/4/21*  
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. *Public Hearing Scheduled for 4/20/21*  
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>

## INSTRUCTIONS TO JOIN VIRTUAL MEETING

### Join by WebEx:

Meeting number (access code): 129 497 3269

Password: 2hbJP3Mt2PA

### Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m4ff8305dc0dc4dafecb45515d83a5f34>

**Join by phone:**

+1-408-418-9388 United States Toll

Access code: 129 497 3269

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

Dial [1294973269](tel:1294973269).[townofstonington@lync.webex.com](mailto:townofstonington@lync.webex.com)

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

[+1-408-418-9388,,1294973269##](tel:+1-408-418-9388,,1294973269##) United States Toll

**Join by video system:**

Dial [1294973269](tel:1294973269).[townofstonington@lync.webex.com](mailto:townofstonington@lync.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.