



Town of Stonington Planning and Zoning Commission

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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, May 18, 2021 - 7:00pm

SEE BELOW INSTRUCTIONS TO JOIN VIRTUAL MEETING

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Charles Sheehan (seated 12/15/20)
 - Peter Chomowicz (seated 2/16/21)
 - Ryan Deasy (seated 4/6/21)
3. Minutes:
 - #1674, April 20, 2021
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **21-126ZON Sea Research Foundation** – Zoning permit application for a 10' x 20' pavilion for the Sea School program. Property located at 55 Coogan Blvd., Mystic. Assessors Map 164 Block 3 Lot 2. Zone TC-80.
<https://www.stonington-ct.gov/planning-zoning-commission/files/21-126zon-sea-research-foundation>
5. 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>
 - B. **PZ2108CAM Niles Holdings LLC (N. Thibeault)** - Coastal Area Management Site Plan Review application to accompany future zoning permit application for the construction of a single-family residence (SFR) with on-site septic system. Property located at 12 Niles Rd., Mystic. Assessor's Map 181, Block 2, Lot 7C. Zone RM-15.
Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2108cam-application>
Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2108camsite-plan>
 - C. Architectural plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2108camarchs>

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.

- D. **PZ2110SD & CAM Ruth G. Bowers Rev. Trust (C. Brown)** – Subdivision and Coastal Area Management Review applications for a 2-lot subdivision. Property located at 187 Whitehall Ave., Mystic. Assessor's Map 166, Block 4, Lot 1. Zone RA-40.
Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2110sd-cam-apps>
Appraisal Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2110sd-cam-appraisal>
Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2110sd-cam-plans>
6. Public Hearing(s):
- A. **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 continued from 4/20/21 & 5/4/21.*
Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-gpp-applications>
Groundwater Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-groundwater-report>
Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/2106sd-site-plan-revised>
- 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. **PZ2109SUP Donna D'Amico (Geri Moran)** – Special Use Permit application for a change of non-conforming use from Office to Restaurant. Property located at 62 Greenmanville Ave., Mystic. Assessor's Map 173, Block 5, Lot 1. Zone GBR-130. *Public Hearing Scheduled for 5/18/21*
Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/2109sup-application>
7. Future Public Hearing(s):
- A. **PZ2111SUP & CAM Mark J. Densmore Living Trust (A. Hayward)** - Special Use Permit and Coastal Area Management Review applications for a 2-story, 5,700+ square foot mixed-use building. Properties located at 26 & 38 Old Stonington Rd., Mystic. Assessor's Map 153, Block 2, Lots 3 & 2. Zone GC-60. *Public Hearing scheduled for 6/1/21.*
- B. **PZ2112SUP Papas Group, Inc. (G. Secchiaroli)** - Special Use Permit application for the renovation of existing restaurant and to permit six (6) outdoor vendors. Property located at 29 Old Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 4. Zone GC-60. *Public Hearing scheduled for 6/22/21.*
- C. **PZ2113SUP & CAM St. Patrick Church Corp. (S. Cherenzia)** - Special Use Permit and Coastal Area Management Review applications for the demolition and rebuild of the St. Patrick Church Parish Center, including a 1,500 square foot addition and a small addition to the rear of the church sacristy. Property located at 33-35 East Main St., Mystic. Assessor's Map 174, Block 6, Lot 5. Zone RH-10. *Public Hearing scheduled for*

6/22/21.

8. New submittal(s):
 - A. **PZ2114SPA & CAM Stone Acres Farm, LLC** – Site Plan and Coastal Area Management Review applications for construction of a new cooking pavilion, new toilet building, new utility connections, and site improvements consistent with the Master Plan. Property located at 381 North Main St., Stonington. Assessor's Map 81, Block 1, Lot 1. Zone AHD.
 - B. **PZ2115CAM Rufus Allyn & Roy Bohlander (C. Brown)** - Coastal Area Management Site Plan Review application to accompany future zoning permit application for the construction of a single-family residence (SFR) with on-site septic system. Property located at 19 Chippechaug Trail, Mystic. Assessor's Map 176, Block 5, Lot 2A. Zone RA-20.
 - C. **PZ2116SUP Arlington Homes, LLC (Aquarion Water Co.)** - Special Use Permit application for the construction a new 16' x 38' well treatment facility and related improvements for the existing community water system. Property located at 111 Stephen Dr., Stonington. Assessor's Map 139, Block 3, Lot 1. Zone RR-80.

[PZC May 18, 2021 Meeting Report](#)

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number (access code): 129 084 7919

Password: VMgRr3xhG98

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=mbfad7d3db854a5c5be2aba1c244911c>

Join by phone:

+1-408-418-9388 United States Toll

Access code: 129 084 7919

Join using Microsoft Lync or Microsoft Skype for Business:

Dial 1290847919.townofstonington@lync.webex.com

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

[+1-408-418-9388](tel:+14084189388), [1290847919###](tel:+14084189388) United States Toll

Join by video system:

Dial [1290847919.townofstonington@lync.webex.com](tel:+14084189388)

You can also dial 173.243.2.68 and enter your meeting number.