



Town of Stonington Planning and Zoning Commission

AGENDA

Special Meeting - Virtual
June 16, 2020 - 7:00pm

COMMISSIONERS

David Rathbun
Chair

Gardner Young
Vice Chair

Ben Philbrick
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

[CLICK FOR INSTRUCTIONS TO JOIN VIRTUAL MEETING](#)

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Charles Sheehan (seated 1/7/20)
 - Ryan Deasy (seated 2/4/20)
 - Peter Chomowicz (seated 2/18/20)
3. Minutes:
 - #1658, May 26, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Commission interpretation regarding modification of existing retaining wall in building setbacks. 104 Noyes Ave., Lords Point Assessor's Map 129, Block 8, Lot 1. Zone RM-20. **Plans:** <https://www.stonington-ct.gov/planning-zoning-commission/files/104-noyes-ave-wall-renderings-combined>
 2. **20-101ZON Aquarion Water Co. (Tighe & Bond)** – Zoning Permit application for Streamflow Release and Tube Settlers Project including construction of 1 story PAC (Powder Activated Carbon) building, relocation of existing 340SF shed and related site improvements. Property located at Deans Mill Water Treatment Plant, 349 Mistuxet Ave., Mystic. Assessor's Map 133, Block 1, Lot 2. Zone GBR-130. **Application and plans:** <https://www.stonington-ct.gov/planning-zoning-commission/files/20-101zon-aquarion-water-co-application>
 3. **20-102ZON RoxRiv Realty, LLC (Kenneth Baldwin, Esq.)** – Zoning Permit application for construction of 29' 6" x 11' 6" Verizon Wireless equipment shelter, generator and 1,000 gallon propane tank with underground fiber line and associated improvements. Property located at 12 Coogan Blvd., Assessors Map 164, Block 4, Lot 1. Zone TC-80. **Application and plans:** <https://www.stonington-ct.gov/planning-zoning-commission/files/20-102zon-roxriv-realty-applicationplans>
 4. **20-107ZON Horses Healing Humans (Jeremy Ostrout)** – Zoning Permit application for construction of 22' x 48' greenhouse structure. Property located at 340 New London Turnpike. Assessors Map 138, Block 3, Lot 1. Zone GBR-130. **Application and plans:** <https://www.stonington-ct.gov/planning-zoning-commission/files/20-107zon-horses-healing->

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.

5. **20-116ZON Maarten C. de Jong** – Zoning Permit Application for proposed wooden boardwalk access to dock. Property located at 228 Wamphassuc Rd., Stonington. Assessor’s Map 127, Block 16, Lot 4A. Zone RC-120.

Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/20-116zon-maarten-c-de-jong-application>

Site Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/20-116zon-maarten-c-de-jong-plans>

5. Correspondence:

- A. **6/5/20 Correspondence from CT Siting Council** re: Petition #1410 for construction of a 3 megawatt AC solar photovoltaic electric generating facility and associated electrical interconnection on two parcels at the Elm Ridge Golf Course located to the east and west of North Anguilla Rd. at the intersection with Elm Ridge Rd. Property located at 223 Elm Ridge Rd. & N. Anguilla Rd. Pawcatuck. Assessors Map 22, Block 2, Lot 1 & Map 39, Block 1, Lot 9. Zones RR-80 & GBR-130. **(The Commission will not discuss the merits of the Petition at this meeting.)**

Siting Council Notice: <https://www.stonington-ct.gov/planning-zoning-commission/files/siting-council-notice-june-5-2020>

Link to CT Siting Council Petition #1410

<https://www.ct.gov/csc/cwp/view.asp?a=2397&q=611618>

6. Old Business:

- A. **PZ2006SD & GPP D6 Realty, LLC (A. Hayward)** - Subdivision and Groundwater Protection Permit applications for a free split and subdivision of a 1.13-acre lot. Property located 3 Country Lane, Pawcatuck. Assessor's Map 21 Block 1 Lot 3. Zone RA-20.

Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2006-applications>

Technical Reports: <https://www.stonington-ct.gov/planning-zoning-commission/files/2006-technical-reports>

Revised Site Plans 6.5.20: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2006sd-revised-site-plans>

7. Public Hearing(s):

- A. **PZ2004SPA & GPP 1189 Pequot Trail, LLC** – Site Plan and Groundwater Protection Permit applications for implementation of approved Master Plan for activities, events, house renovation, and construction of an 80' x 30' equipment storage building. Property located at 1189 Pequot Trail, Stonington. Assessor’s Map 135 Block 2 Lot 1. Zone AHD-2. *Continued from 4/7/20.*

Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2004spagpp-application>

Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2004spagpp-site-plan>

2019 Master Plan Decision Letter: <https://www.stonington-ct.gov/planning-zoning-commission/files/1923-decision-letter>

- B. **PZ2005RA Alan Drouin** – Regulation Text Amendment application to remove Accessory Dwelling Unit ZR 7.1.1.8.2.4 requirement that any additions to an

existing detached structure and/or any new construction shall not be located closer to the street than the primary dwelling unit. *Continued from 4/7/20.*

Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2005ra-application>

8. Future Public Hearings:
 - A. **PZ2007SUP 30 Extrusion, LLC (S. Cherenzia)** - Special Use Permit application for the construction of two (2) mini-warehouse storage facilities (17,920± square feet & 14,400± square feet), with associated parking, landscaping, and drainage. Property located at 30 & 40 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lots 2D & 2E. Zones M-1 & RR-80. *Public Hearing scheduled for 6/30/20.*

9. New Business:
 - A. **PZ2009CAM Masons Island Co. & Masons Island Property Owners Assoc. (P. Biscuti)** – Coastal Area Management Site Plan Review application 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.
 - B. **PZ2010CAM Frank & Victoria Cory (E. Wenke)** – Coastal Area Management Site Plan Review application to accompany future zoning permit application for the demolition of a single-family residence and the construction of a new SFR with on-site septic system. Property located at 18 Roseleah Dr., Mystic. Assessors Map 175, Block 1, Lot 32. Zone MC-80. Great Marsh CAM
 - C. **PZ2011SUP Coastal Masonic Temple Corporation of CT, Inc.** - Special Use Permit application for expansion of existing Masonic Temple building by 2,280SF (total of 4,440SF) with associated parking, landscaping and drainage. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80.
 - D. **PZ2012SUP Capalbo Stonington Realty, LLC (Rise Nutrition)** – Special Use Permit application to change of use from Retail-Restaurant to Restaurant (juice bar). Property located at 37 S. Broad St., Unit 9, Pawcatuck. Assessors Map 14, Block 1, Lot 4. Zone GC-60.

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number: **711 825 002**

Password: **hpQinJqp476**

<https://townofstonington.webex.com/townofstonington/j.php?MTID=ma7dc5f3ae3dfcdef4306f8a0eb2ac84b>

Join by video system:

Dial 711825002@townofstonington.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone:

+1-408-418-9388 United States Toll

Access code: **711 825 002**