



Town of Stonington Planning and Zoning Commission

AGENDA

Special Meeting - Virtual
June 30, 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:
 - Ryan Deasy (seated 2/4/20)
 - Peter Chomowicz (seated 2/18/20)
 - Charles Sheehan (seated 6/16/20)
3. Minutes:
 - #1659, June 16, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **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-humans-application-plans>
 2. **20-118ZON AAA Trust, LLC (Cherenzia & Associates, Ltd.)** – Zoning Permit Application for site modifications and renovation of existing mixed-use building including addition of upper story dormers and rear deck. Property located at 44 Williams Ave., Mystic. Assessor's Map 161, Block 17, Lot 9. Zone LS-5.
20-118ZON Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/20-118zon-application>
Arch Plans Rev 6.25.20: <https://www.stonington-ct.gov/planning-zoning-commission/files/arch-plans-rev-62520>
Site Plans Rev 6.12.20: <https://www.stonington-ct.gov/planning-zoning-commission/files/site-plans-rev-61220>
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

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.

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.

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>

- B. **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.

PZ2009CAM Application & Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2009cam-application-plans>

- C. **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.

PZ2010CAM Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2010cam-application>

PZ2010CAM Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2010cam-plan-set>

7. Public Hearing(s):

- 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.

PZ2007 Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007-application>

PZ2007 Engineering Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007-engineering-report>

PZ2007 Architectural Rendering: <https://www.stonington-ct.gov/planning->

[zoning-commission/files/pz2007-architectural-rendering](https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007-architectural-rendering)

PZ2007 Architectural Elevations: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007-architectural-elevations>

PZ2007 Landscape Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007-landscape-plans>

PZ2007 Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007-site-plans>

8. Future Public Hearings:
 - A. **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, Pawcatuck. Assessor's Map 72, Block 1, Lot 11. Zone RR-80. *Public Hearing scheduled for 8/18/20.*
 - B. **PZ2012SUP Capalbo Stonington Realty, LLC (Rise Nutrition)** – Special Use Permit application for 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. *Public Hearing scheduled for 7/21/20.*

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number (access code): 129 748 2480

Password: fYnY3YjvN46

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m125855af9d8e7ff0ec232f0d23dba541>

Join by video system:

Dial [1297482480@townofstonington.webex.com](tel:1297482480)

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: 129 748 2480