



Town of Stonington Planning and Zoning Commission

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

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
July 21, 2020 - 7:00pm

[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 6/30/20)
3. Minutes:
 - #1660, June 30, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
5. Correspondence:
6. Old 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.
PZ2009CAM Application & Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2009cam-application-plans>

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. **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.
PZ2012SUP Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2012sup-application>
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.*
2011SUP Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2011-application>
2011SUP Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2011-plans>
9. New Submittals:
 - A. **PZ2013SD & GPP Jane L. Howard, Trustee (JP Mereen)** - Re-subdivision and Groundwater Protection Permit applications for a 4-lot Open Space Development. Lots 1 & 2 are developed, Lot 3 is undeveloped, and Lot 4 is the proposed open space. Property located at 152 South Anguilla Rd., Pawcatuck. Assessors Map 37, Block 1, Lot 8. Zones RR-80 & GBR-130.
PZ2013SD & GPP Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2013-applications>
Plan Set:
 - B. **PZ2014BR BVS Stonington Development, LLC (Readco)** - Bond Reduction/Release application for work performed under PZ1817SD, SUP, & GPP People's United Bank applications for construction of a 25,206 SF medical office building (Hartford Healthcare). Property located at 350 Liberty St., Pawcatuck. Assessor's Map 17 Block 1 Lot 13, Zones CS-5 & RM-20.
PZ2014BR Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2014-application>
 - C. **PZ2015RA Town of Stonington PZC** – Zoning Regulation Amendment to modify various sections of the regulations to require a Special Use Permit for construction of retaining walls over 7 feet tall within building setbacks.
PZ2015RA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2015-application>

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number (access code): 129 900 5594

Password: 7PJemGdDD36

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=me61315751821c68497f85c03d1513e1b>

Join by video system or application:

Dial 1299005594.townofstonington@lync.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: 129 900 5594

Join using Microsoft Lync or Microsoft Skype for Business

Dial 1299005594.townofstonington@lync.webex.com