



Town of Stonington Planning and Zoning Commission

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David Rathbun
Chair

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Ben Philbrick
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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
August 11, 2020 - 7:00pm

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

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Peter Chomowicz (seated 2/18/20)
 - Ryan Deasy (seated 7/21/20)
 - Charles Sheehan (seated 7/21/20)
3. Minutes:
 - #1661, July 21, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Consideration of Extension of Temporary Policy Regarding Zoning Enforcement and Permitting During the COVID-19 Pandemic. The proposal is to extend to 11/1/20.
<https://www.stonington-ct.gov/planning-zoning-commission/files/covid-19-pandemic-zoning-enforcement-extension>
 2. **20-179ZON Garbarino & Garbarino Enterprises** – Zoning Permit application for placement of an outdoor 12' x 10' removable cooler and 2 propane tanks. Property located at 30-32 Williams Ave., Mystic. Assessors Map 161, Block 16, Lot 2. Zone LS-5.
<https://www.stonington-ct.gov/planning-zoning-commission/files/20-179zon-garbarino>
 3. Attorney Ted Ladwig request for interpretation of ZR 7.1.1 Accessory Dwelling Units, specifically, structure total area vs. Gross Floor Area.
<https://www.stonington-ct.gov/planning-zoning-commission/files/zr-711-adu-interpretation>
 4. **20-188ZON Ralph Arganese (M. Cline)** – Zoning Permit application for placement of 56' x 11.75' office trailer for the school bus depot. Property located at 50 Extrusion Drive. Assessors Map 36, Block 4, Lot 2A. Zone M-1.
<https://www.stonington-ct.gov/planning-zoning-commission/files/20-188zon-ralph-arganese>

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.

5. **PZ2007SUP 30 Extrusion, LLC (S. Cherenzia)** – Request for minor changes to approved 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. <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2007sup-changes>

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>

- 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>

7. Public Hearing(s):

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, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80. *Public Hearing scheduled for 8/18/20. Application withdrawn.*

- B. **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. *Public Hearing scheduled for 9/1/20.*

PZ2013SD & GPP Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2013-applications>

Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/2013-site-plans>

- 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. *Public Hearing scheduled for 9/1/20.*

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): 129 592 6445

Password: 2Jqg8yK3C25

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m3b9f302cd326d7f9e0023bd516831c78>

Join by phone:

+1-408-418-9388 United States Toll

Access code: 129 592 6445

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,1295926445## United States Toll

Join by video system or application:

Dial [1295926445@townofstonington.webex.com](tel:1295926445@townofstonington.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

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