



Town of Stonington Planning and Zoning Commission

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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
September 1, 2020 - 7:00pm**

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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:
 - #1662, August 11, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus)** - Request 90-day extension for filing of final subdivision plans.
 2. 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>
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 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.

- B. **PZ2016SPA Stonington Country Club (P. Gardner)** – Site Plan application for construction of a 2-story, 60' x 24' structure for use as a driving range (actual and simulation). Property located at 396 Taugwonk Rd., Stonington. Assessors Map 69, Block 1, Lot 3. Zone GBR-130.
PZ2016SPA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2016spaapplication>
PZ2016SPA Architectural plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2016spa-architectural-plans>
PZ2016SPA Site plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2016spa-site-plans>
7. Public Hearing(s):
- 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: <https://www.stonington-ct.gov/planning-zoning-commission/files/2013sd-site-plans>
- B. **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>
8. Future Public Hearing(s):
- A. **PZ2017SUP WinnDevelopment Company LP** - Special Use Permit application for the development of an 82-unit residential apartment building with 70% of the units leased as affordable housing pursuant to CGS 8-30g. Proposal includes parking, stormwater management, utilities, and associated landscaping. Properties located at 27 West Broad St. & 15 Cogswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5. *Public Hearing Scheduled for 9/15/20.*
- B. **PZ2018SUP & CAM G Development, LLC (S. Cherenzia)** - Special Use Permit and Coastal Area Management Review applications for the redevelopment (change of use) from Automotive Service/Gas Station to Restaurant. Proposal includes demolition of existing structure, parking, stormwater management, utilities, and associated landscaping. Property located at 32 Broadway Ave., Mystic. Assessors Map 174, Block 19, Lot 1. Zone LS-5. *Public Hearing Scheduled for 10/6/20.*

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number (access code): 129 798 3495

Password: jVpmJqWe673

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=mea106aa7d3824c02e4d2e5acce68369>

Tap to join from a mobile device (attendees only)

+1-408-418-9388 1297983495## United States Toll

Join by video system:

Dial [1297983495@townofstonington.webex.com](tel:1297983495@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: 129 798 3495

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1297983495.townofstonington@lync.webex.com](tel:1297983495.townofstonington@lync.webex.com)