



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
September 15, 2020 - 7:00pm

SEE BELOW 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 9/1/20)
3. Minutes:
 - #1663, September 1, 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 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.

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. *Continued from 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/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. *Continued from 9/1/20*
PZ2015RA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2015-application>
- C. **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 Coggsell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5.
PZ2017SUP Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2017sup-application>
Affordability Plan: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2017-affordability-plan>
Stormwater Management Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2017-stormwater>
Traffic Impact Study: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2017-traffic>
Water Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2017-water>
Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2017-plan-set>

8. Future Public Hearing(s):

- A. **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.*
PZ2018SUP & CAM Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-applications>
PZ2018SUP & CAM Engineering Report: <https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-engineering-rpt>
PZ2018SUP & CAM Architectural Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-architectural-plans>

[ct.gov/planning-zoning-commission/files/2018sup-cam-architectural-plans](https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-architectural-plans)
PZ2018SUP & CAM 3D Renderings: <https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-3d-renderings>
PZ2018SUP & CAM Screening Examples: <https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-screening-examples>
PZ2018SUP & CAM Plan Set: <https://www.stonington-ct.gov/planning-zoning-commission/files/2018sup-cam-plan-set>

9. New Submittal(s):

- A. **PZ2019RA D'Amato Investments, LLC** – Zoning Regulation Amendment to allow Personal Services as a Permitted Use in the Light Industry zoning district (LI-130).
PZ2019RA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2019ra-application>
- B. **PZ2020SPA & CAM Latimer Point Condominium Assoc., Inc. (E. Lally)** - - Site Plan & Coastal Area Management Review applications for first- & second-floor additions, deck additions, demo & replacement of single-family residence, and installation of 2 new septic systems. Properties located at 10 Center Dr., 8 North Shore Way, 111 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/32, 154/2/13, 154/4/3. Zone RM-20.
PZ2020SPA & CAM Applications: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2020spa-cam-applications>
PZ2020SPA & CAM Site Plans: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2020spa-cam-site-plans>
- C. **PZ2021RA Town of Stonington PZC (GFA)** - Zoning Regulation Amendment to clarify "Gross Floor Area" as the method of determining a building's area and to modify the regulations regarding the location of detached Accessory Dwelling Units in front of primary dwellings.
PZ2021RA Application: <https://www.stonington-ct.gov/planning-zoning-commission/files/pz2021ra-application>

INSTRUCTIONS TO JOIN VIRTUAL MEETING

Join by WebEx:

Meeting number (access code): 129 519 9402

Password: KNxmmWhV798

Meeting Link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=mfd01439f6b03438218db62bc2ec4695f>

Tap to join from a mobile device (attendees only)

+1-408-418-9388 1295199402## United States Toll

Join by video system:

Dial [1295199402@townofstonington.webex.com](tel:1295199402)

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: **129 519 9402**

Join using Microsoft Lync or Microsoft Skype for Business

Dial [1295199402.townofstonington@lync.webex.com](tel:1295199402)