



Town of Stonington Planning and Zoning Commission

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Ryan Deasy
Alternate

Charles Sheehan
Alternate

Gary Belke
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

Tuesday, July 20, 2021 - 7:00pm

Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Gary Belke
 - Ryan Deasy (seated 4/6/21)
 - Charles Sheehan (seated 6/1/21)
3. Minutes:
 - #1676, June 1, 2021
4. Correspondence:
 - A. Letter from Barry Fortin, Partner/General Manager of Phoenix ENT, LLC addressing concerns in the conduct of the business located 215 Liberty Street, Pawcatuck. Assessors Map 16 Block 4 Lot 12. Zone LS-5.
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review:
 1. **21-188ZON Kyle Smith, John Singletary, et al** – Zoning permit application to dig a 1' x 2' x 54' trench in NIA to provide electrical service to dock. Property located River Rd., Pawcatuck. Assessor's Map 6, Block 4, Lot 24B. Zone RC-120.
 2. **21-175ZON J. Garbarino, Trustee (Big Y Foods)** – Zoning Permit application for the remodel of the building façade and construction of a new vestibule. Property located 79 Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 1. Zone GC-60 & RC-120.
6. Old Business:
 - A. **PZ2115CAM Rufus Allyn & Roy Bohlander (C. Brown)** - Coastal Area Management Site Plan Review application to accompany future zoning permit application for the construction of a single-family residence (SFR) with on-site septic system. Property located at 19 Chippechaug Trail, Mystic. Assessor's Map 176, Block 5, Lot 2A. Zone RA-20.

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21 JUL 16 PM 3:48

CYNTHIA LADWIG
TOWN CLERK

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. **PZ2114SPA & CAM Stone Acres Farm, LLC** -- Site Plan and Coastal Area Management Review applications for construction of a new cooking pavilion, new toilet building, new utility connections, and site improvements consistent with the Master Plan. Property located at 381 North Main St., Stonington. Assessor's Map 81, Block 1, Lot 2. Zone AHD.
 - B. **PZ2116SUP Arlington Homes, LLC (Aquarion Water Co.)** - Special Use Permit application for the construction a new 16' x 38' well treatment facility and related improvements for the existing community water system. Property located at 111 Stephen Dr., Stonington. Assessor's Map 139, Block 3, Lot 1. Zone RR-80.
8. Future Public Hearing(s):
 - A. **PZ2117SUP AAA Trust LLC (Candice Georgiadis)** - Special Use Permit application for the renovation of the first floor of an existing building, addition of a single-story first-floor covered porch and second-story rooftop deck located on a portion of the first-floor roof, for a change of use from Retail to a three-room Hotel. Property located at 44 Williams Ave., Mystic. Assessor's Map 161, Block 17, Lot 9. Zone LS-5. *Public Hearing scheduled for 8/3/21.*
9. New Submittal(s):
 - A. **PZ2118SUP Lattizori Development, LLC (Refined Medspa, LLC)** - Special Use Permit application to permit a Medical Spa / Aesthetic Medicine office in 1,020 square feet of existing structure. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153, Block 3, Lot 1. Zone GC-80.
 - B. **PZ2119SUP MacDuff Associates (Mystic Royal Restaurant)** - Special Use Permit application for change of use from Retail Restaurant to Restaurant with 45 seats, on-premise liquor permit, and shared parking. Property located at 35 Williams Ave., Suite E, Mystic. Assessor's Map 161, Block 14, Lot 2. Zone LS-5.
 - C. **PZ2120SUP MacDuff Associates (Ignazio's Mystic, LLC)** - - Special Use Permit application for a Restaurant with 64 seats and on-premise liquor permit. Property located at 42 Williams Ave., Mystic. Assessor's Map 161, Block 17, Lot 1. Zone LS-5.