



Town of Stonington Planning and Zoning Commission

CYNTHIA LADWIG
TOWN CLERK

20 APR 20 AM 9:49

COMMISSIONERS

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Lynn Conway
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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

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AGENDA

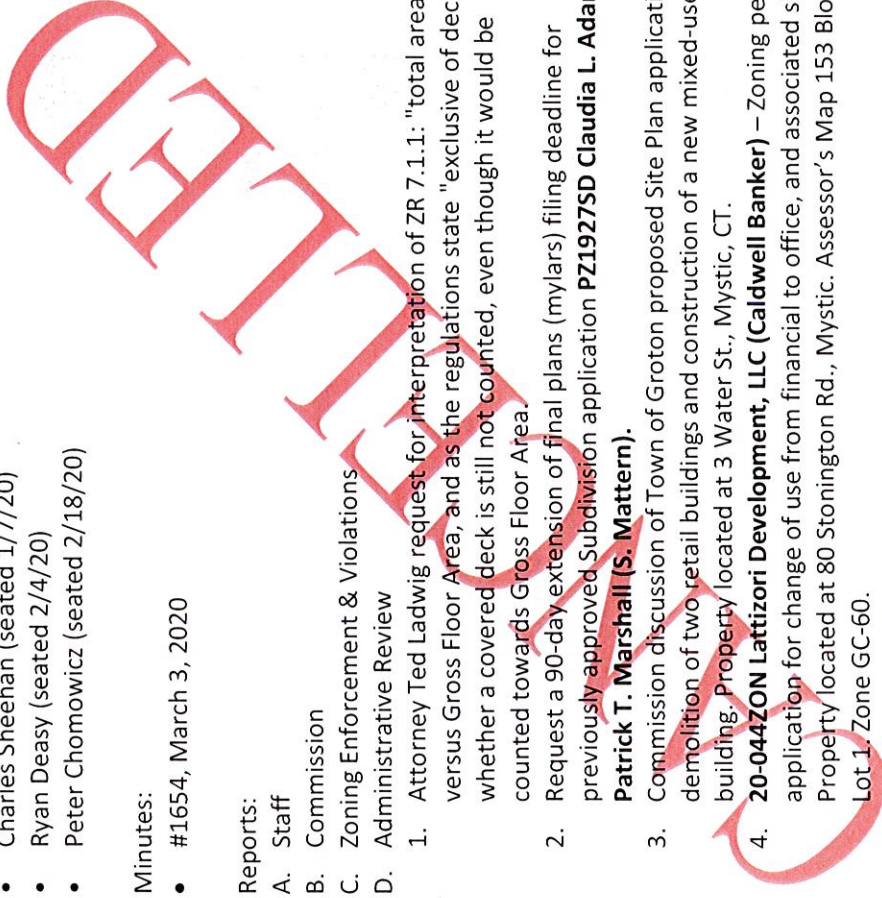
Special Meeting

April 21, 2020 - 7:00pm

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

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1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Charles Sheehan (seated 1/7/20)
 - Ryan Deasy (seated 2/4/20)
 - Peter Chomowicz (seated 2/18/20)
3. Minutes:
 - #1654, March 3, 2020
4. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Attorney Ted Ladwig request for interpretation of ZR 7.1.1: "total area" versus Gross Floor Area, and as the regulations state "exclusive of decks," whether a covered deck is still not counted, even though it would be counted towards Gross Floor Area.
 2. Request a 90-day extension of final plans (mylars) filing deadline for previously approved Subdivision application **PZ19275D Claudia L. Adams & Patrick T. Marshall (S. Mattern)**.
 3. Commission discussion of Town of Groton proposed Site Plan application for demolition of two retail buildings and construction of a new mixed-use building. Property located at 3 Water St., Mystic, CT.
 4. **20-044ZON Lattizori Development, LLC (Caldwell Banker)** – Zoning permit application for change of use from financial to office, and associated signs. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153 Block 3 Lot 1, Zone GC-60.
5. Correspondence:
6. Old Business:
 - A. **PZ20065D & GPP D6 Realty, LLC (A. Hayward)** – Subdivision and Groundwater Protection Permit applications for a free split and subdivision of a 1.13-acre lot. Property located 3 Country Lane, Pawcatuck. Assessor's Map 21 Block 1 Lot 3. Zone RA-20.



MEETING PROCEDURES

7. Public Hearing(s):

- A. **PZ2002SD & CAM Michael Norcia, Jr. (G. Fedus)** – Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15. *Continued from 3/17/20.*

B. PZ1930SUP & CAM AG Trust, LLC (M. Comeau) - Special Use Permit & Coastal

- Area Management Review applications for modifications to approved applications for a 10,000± building. Modifications include addition of dormers, change to proposed building uses (medical & wellness), & an onsite ISDS. Property located at Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1. *Continued from 3/17/20.*

C. PZ2004SPA & GPP 1189 Pequot Trail, LLC – Site Plan and Groundwater

- Protection Permit applications for implementation of approved Master Plan for activities, events, house renovation, and construction of an 80' x 30' equipment storage building. Property located at 1189 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lot 1. Zone AHD-2.

D. PZ2005RA Alan Drouin – Regulation Text Amendment application to remove

- Accessory Dwelling Unit ZR 7.1.1.8.2.4 requirement that any additions to an existing detached structure and/or any new construction shall not be located closer to the street than the primary dwelling unit.

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.

8. Future Public Hearings:

- A. **PZ2007SUP 30 Extrusion, LLC (S. Cherenzia)** - 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.
- B. **PZ2008SUP Reveka Tsiakiris (D. Devine)** - Special Use Permit application for relocation of a liquor store from 44 Williams Ave. to 55 Williams Ave. Property located at 55 Williams Ave., Mystic. Assessor's Map 161 Block 20 Lot 6. Zone LS-5.