

Meeting Summary Report

JANUARY 2, 2024 | SPECIAL MEETING

Town of Stonington
Planning and Zoning Commission



Town of Stonington Planning and Zoning Commission

AGENDA
SPECIAL MEETING
TUESDAY, JANUARY 2, 2024 – 7:00 PM
STONINGTON BOARD OF EDUCATION DISTRICT OFFICE
40 FIELD STREET, PAWCATUCK, CT 06379

COMMISSIONERS

Charles Sheehan
Chairman

Ryan Deasy
Vice Chairman

Lynn Conway
Secretary

Gary Belke
Member

Andy Meek
Member

Bennett Brissette
Alternate

Ben Philbrick
Alternate

MaryEllen Mateleska
Alternate

Agenda items are on file for public review at the Town of Stonington Department of Planning:

152 Elm Street
Stonington, CT 06378
P: 860.535.5095
E: 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 of the meeting date. Reasonable accommodations will be made to assist your needs.

1. Call To Order – 7:00 PM
2. Appoint Alternates:
 - a. Ben Philbrick (Seated 9/5/23)
 - b. Bennett Brissette (Seated 10/3/23)
 - c. MaryEllen Mateleska (Seated 11/21/2023)
3. Minutes:
 - a. #1744 – December 19, 2023
 - b. #1745 – December 20, 2023
4. Public Comment:
5. Correspondence:
6. Reports:
 - a. Staff
 - b. Commission
 - c. Zoning Enforcement and Violations
 - d. Administrative Review
7. Old Business:
 - a. **PZ2331CAM Masons Island Company, Inc. (S. Moran)** – Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone
 - b. **PZ2332CAM Masons Island Company, Inc. (S. Moran)** – Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone.
8. Public Hearing(s):
 - a. **PZ2328SUP Phoenix Pawcatuck, LLC (Northeast Sign Co.)** – Special Use Permit application for Special Wall Signs pursuant to ZR §14.7.1 to permit a building mounted sign totaling 37.5 SF. Property is located at 100 Mechanic Street, Pawcatuck; M/B/L: 4-7-16. Property is located in the Heritage Mill Zone.



Town of Stonington Planning and Zoning Commission

AGENDA

SPECIAL MEETING

TUESDAY, JANUARY 2, 2024 – 7:00 PM

STONINGTON BOARD OF EDUCATION DISTRICT OFFICE

40 FIELD STREET, PAWCATUCK, CT 06379

MEETING PROCEDURES

PUBLIC COMMENTS

Public comments are an opportunity for public participation on items not on the evening's agenda.

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, may be scheduled for a public hearing at a later date.

- b. **PZ2329ZC Maple Lawn Farm, LLC (Paul & Sharyne Cerullo)** – Zoning Map Amendment application for an Agricultural Heritage District (AHD) Zone. Proposal consists of a Master Plan to create a campus for food, education, and events. Properties are located at 343 Wheeler Road and another unaddressed parcel on Wheeler Road, Stonington; M/B/L: 94-1-4; 86-1-4. Properties are located in the RR-80 Zone and GBR-130 Zone.

9. Future Public Hearing(s):

- a. **PZ2322SPA & GPP Fair Housing of Connecticut, LLC (M. Ranelli)** – Site Plan Application and Groundwater Protection Permit applications for an Affordable Housing Project submitted pursuant to C.G.S. 8-30g. Proposal consists of 113 single-family housing units and associated site improvements. Properties located at 207, 215, and an unaddressed parcel on Liberty Street, Pawcatuck; M/B/L: 16-4-12; 16-4-12A; 16-4-13. Properties are located in the LS-5 Zone.

Public Hearing extended to January 16, 2024.

- b. **PZ2327ZC RCP Waterford II, LLC & Readco Stonington III, LLC (J. Browning)** – Zoning Map Amendment application for a Neighborhood Design District (NDD) Zone. Proposal consists of 124 multi-family residential apartments, 10,000 square feet of commercial space, and 30,000 square feet of commercial recreation space. Properties are located at 85 Voluntown Road and 455 Liberty Street, Pawcatuck; M/B/L: 18-1-36; 18-1-33-A. Properties are located in the HI-60 Zone.

Public Hearing extended to January 16, 2024.

10. New Submittal(s):

11. Adjournment

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The 1744th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education Office, 40 Field Street, Pawcatuck, December 19, 2023. The meeting was called to order at 7:01 PM by Chairman Charles Sheehan. Also present for the meeting were MaryEllen Mateleska, Ben Philbrick, Ryan Deasy, Gary Belke, Lynn Conway, Andy Meek, Bennett Brissette, and Town Planner Clifton Iler.

Chairman Sheehan notified the Commission of a change to the Town's policy regarding School Impact Reports associated with future projects. Seated for this meeting were Ryan Deasy, Charles Sheehan, Gary Belke, Lynn Conway, and Andy Meek.

Minutes:

Mr. Deasy made a motion to approve the minutes of November 15, 2023, seconded by Mr. Belke, all in favor, 5-0.

Mr. Deasy made a correction to the minutes of November 21, 2023: Mr. Deasy is listed twice as seated for the public hearing and Mr. Belke was not listed. Mr. Deasy made a motion to approve these minutes with this edit, seconded by Mr. Belke. The vote was taken 4-0-1; Mr. Deasy - approve, Mr. Sheehan - abstain, Mr. Belke - approve, Ms. Conway - approve, Mr. Meek - approve.

Mr. Deasy made a motion to approve the minutes of November 28, 2023, seconded by Mr. Belke. The vote was taken 4-0-1; Mr. Deasy - abstain, Mr. Sheehan - approve, Mr. Belke - approve, Ms. Conway - approve, Mr. Meek - approve.

Public Comment: None

Correspondence:

- a. Connecticut Department of Transportation – Stonington Overpass

Reports:

Zoning Enforcement and Violations

Zoning Enforcement Officer Report – Nov. 2023

Administrative Review

PZ2314SUP Jannat, LLC (J. Casey) – Certificate of Approval request pursuant to C.G.S. 14-321 for the sale of gasoline at 54 South Broad Street, Pawcatuck; M/B/L: 14-2-6. Property is located in the LS-5 Zone. - *Special Use Permit approved on October 3, 2023.*

Attorney John Casey, Robinson & Cole LLP, explained the necessity to acquire a Certification of Location to indicate that the site is an appropriate location to sell gasoline. Per Atty Casey, this is just a formality as the special use permit was already approved for a gas station to operate here.

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Mr. Deasy made a motion to approve the application, seconded by Mr. Belke, all in favor, 5-0.

Old Business:

PZ2325SPA Unicorn Project, LLC (B. Middleton) – Site Plan Approval application to modernize and update an existing motel. Project includes new exterior materials, bringing railings and stairs up to code, new covered entry, replacement pool, rooftop solar panels, and two additions (416 SF and 648 SF). Property located at 247-251 Greenmanville Avenue, Mystic; M/B/L 171-1-1. Property is located in the TC-80 Zone.

Bill Middleton explained that the application was continued to allow time for comments from the Town Engineer. They have since been received and the Town Engineer recommends approval according to Mr. Middleton.

Mr. Iler clarified that the items in the report that are listed as “not addressed” can be sufficiently acknowledged as stipulations.

Mr. Middleton clarified for the Commission that the additional space will be used for hotel rooms.

The Commission clarified that they have the ability to approve the waivers and application, with stipulations, all in one motion.

Mr. Deasy made a motion to approve the waivers and site plan application, with existing stipulations, seconded by Mr. Belke, all in favor, 5-0.

PZ2330BR Garden Homes Management (S. Delaporta) – Bond Release/Reduction application for work performed under application **PZ2023SPA & CAM**. Property is located at 39 Whitehall Avenue, Mystic; M/B/L: 164-1-9-48. This property is located in the GC-60 Zone.

Steve Dellaporta, Regional Manager, was seeking bond release upon completion of the project. Per Mr. Dellaporta, the project was started and finished within 7 months and he thanked the Building and Zoning Departments for their cooperation.

Mr. Deasy made a motion to approve the bond release/reduction, seconded by Mr. Belke, all in favor, 5-0.

Public Hearing(s):

Seated for the public hearings were the regular commission members: Mr. Deasy, Mr. Sheehan, Mr. Belke, Ms. Conway, and Mr. Meek.

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PZ2326SUP Whaler's Inn RE, LLC (W. Sweeney, Esq.) – Special Use Permit application for a revision to a previously approved Special Use Permit. Proposal reconfigures approved layout of hotel and retail space and includes a 399 SF addition. Properties are located at 9 & 11 Cottrell Street, Mystic; M/B/L: 182-4-3; 182-4-4. Properties are located in the DB-5 and RH-10 Zones.

Attorney Bill Sweeney, TCORS Attorneys, presented the modifications to the existing special use permit. According to Atty Sweeney, the structural condition of the building was more compromised than they had originally believed. The plan is to open this building by next year. One modification consists of reconfiguring the 4th floor to turn one large suite into two. The second significant modification is to convert the remaining retail space on the first floor into a lobby/ office / conference room area for hotel guests. The third modification is to build a 399 square foot addition to the first floor to house the trash / recycling storage. The total number of hotel 'suites' increased from 5 to 6 as part of these modifications per Atty Sweeney. The exterior changes consist of a privacy wall on the fourth floor deck to separate the two units. According to Atty Sweeney, the overall parking need is reduced and the removal of an exterior dumpster is a benefit to this site. The applicant had no issues with any of the Town Engineer's comments.

Atty Sweeney clarified for the Commission that the 'lobby' will be an open room with a concierge desk where guests may check in.

Paul Larson, Architect, discussed the overhead doors per the Commission's request. They will be blended with the facade, painted white, and detailed to blend with the rest of the building.

Atty Sweeney discussed that the occupancy level of the conference room will be determined by the Fire Marshall, however the intent is for the room to only be used by guests of the hotel.

Regarding the degree and flow of traffic in the Cottrell Street area, the net affect of adding a room but also removing retail space will be minimal, if any, to the existing traffic, per Atty Sweeney. The Commission questioned the need for a conference room in a hotel of this size; Atty Sweeney discussed that there is a trend for businesses to desire smaller, intimate, historic, boutique style hotels for events, thus a conference room is desired even with the small number of rooms.

No Public Comment

Mr. Deasy made a motion to close the public hearing, seconded by Ms. Conway, all in favor, 5-0. The public hearing was closed at 7:47 PM.

Mr. Deasy made a motion to approve the waivers and special use permit, with existing stipulations, all in favor, 5-0.

PZ2327ZC RCP Waterford II, LLC & Readco Stonington III, LLC (J. Browning) – Zoning Map Amendment application for a Neighborhood Design District (NDD) Zone. Proposal consists

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of 124 multi-family residential apartments, 10,000 square feet of commercial space, and 30,000 square feet of commercial recreation space. Properties are located at 85 Voluntown Road and 455 Liberty Street, Pawcatuck; M/B/L: 18-1-36; 18-1-33-A. Properties are located in the HI-60 Zone.

Attorney John Casey, Robinson & Cole LLP, discussed that this is a transformative project on a site with a currently vacant movie theater. The intention at this meeting was to introduce a master plan which would be supplemented with a more specific site plan upon approval. The intention is to convert these lots into the NDD zone which would be the second one in town according to Atty Casey.

Geoff Fitzgerald, Professional Engineer and Planner, displayed the site plan and indicated that this is a 'perfect' place for this type of development. This is an opportunity to take advantage of a site with a good location and strong infrastructure. According to Mr. Fitzgerald, a majority of the existing storm water infrastructure can remain. The existing theater will be converted into an indoor pickle ball arena with outdoor courts as well, pool, etc. The site will have 124 total residential units consisting of studios, one bedroom, two bedroom, and some three bedroom units. A mixed use building will include the bank and more retail space. Overall, the site would have increased landscaping and there would be a decrease to the impervious area by about 4% according to Mr. Fitzgerald.

Ethan Schukoske, Professional Traffic Engineer, discussed that there is already an established robust roadway network around this site. Mr. Schukoske discussed the entry points and the potential of including an additional right turn entrance from Liberty St. Mr. Schukoske determined that there will be less traffic during weekday and weekend peak day-time hours as compared to traffic if there were still an operating movie theater here. The traffic for peak morning hours would increase. They are still looking for an update from OSTA. Per Mr. Schukoske, the on site parking is more than sufficient to meet the site's needs.

Per Mr. Fitzgerald, 393 parking spaces are required and the proposal consists of 427.

Jeremy Browning, Manager, discussed the potential partnership with the YMCA to create a 'community center' Mr. Browning discussed his prior experience with related projects such as Harbor Heights on Perkins Farm Dr. Mr. Browning also discussed the signage plan and the potential floor plan of the community center; seven pickle ball courts, fitness center, etc. The 'projection rooms' of the theater can be used as a walkway / mezzanine type of space.

Orazio Cifolelli, Architect, discussed the general lot orientation, location of free standing garage structures, the 'amenity' building, etc. The elevation diagrams were displayed and discussed. Mechanicals will be on the roof. Mr. Cifolelli discussed the entrance locations, style and material of siding, and overall design and architecture to the building. The interior garage spaces were also discussed; the end units have direct access from their garage space into their units. All of the

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detached garage spaces are similar with 8 bays to each building, horizontal siding, cupolas, gables, etc.

Mr. Browning discussed that the current landscaping plan is conceptual but the idea is to have more landscaping overall and to consider a possible playscape and/ or dog park area.

Atty Casey further discussed the possible ways that this project may be a benefit to the town in terms of tax revenue, development fees, consumer spending in town, etc. Atty Casey briefly discussed the groundwater requirements as well as the favorable responses from the Police Commission and the ADRB. According to Atty Casey, this project complies with many ideals of the POCD. Atty Casey also discussed the proximity of single-family housing, or lack thereof, nearby this site. There is an abandoned home on the corner of Liberty St and Voluntown Rd.

Mr. Browning, Michael Lech (CEO of READCO Property Management, LLC), discussed the current groundwater system amongst questions from the Commission. There was concern from the Commission that the system is 20+ years old and the qualifications in place at that time are much different than they are now. According to Mr. Lech, the system was state of the art at the time it was installed. It has been maintained and monitored every year and there are records of this activity. They have looked into bioremediation on site; however, they are comfortable with the current filtration system.

Mr. Sheehan made some recommendations to the overall appearance of the building regarding corner boards, crown molding, wider molding, etc.

Mr. Meek began a discussion regarding the possibility of including affordable housing with this project. According to Atty Casey, there is no current plan in place to include affordable housing. Mr. Browning discussed a new CT program that could allow for affordable units to be included with this project, however more information is needed. It is not clear if converting units with this program would count towards the 10% town threshold that is desired.

Atty Casey and Mr. Browning confirmed that based on other projects, there is a sufficient ratio of garage spaces to the number of units (roughly 65 garage spaces).

Mr. Browning briefly discussed the possibility of including solar panels on a number of the buildings.

The Commission confirmed that the pickleball and fitness center would be part of the YMCA while the kitchen / recreation / pool area would be private for residents.

Maureen Fitzgerald, President of Ocean Community YMCA, mentioned that this would be the only combination of indoor and outdoor pickleball courts in town. This would serve as an

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economic driver as they would have the capability to host regional and national tournaments for a fast-growing sport.

Atty Casey confirmed that currently there are no plans for outdoor court lighting.

Staff Report: According to Mr. Iler, the ADRB and Police Commission have offered favorable reviews of this project. Regarding the affordable housing discussion, Mr. Iler clarified the actual number of units that would have to be affordable to have an effect on the 10% threshold.

Public Comment:

Carlene Donnarummo, 22 Oakwood Ave, had a number of comments and disagreements regarding the presentation that was given. There was an error in the traffic report, a lot of planning for a project that has not been approved, and concern regarding the future desire for pickleball. Mrs. Donnarummo discussed the intent of the NDD district and questioned if this project falls under that umbrella. The town's need for affordable housing was reiterated by Mrs. Donnarummo.

Deborah Downie, LEP, spoke as a resident of Pawcatuck instead of Selectwoman and discussed her familiarity with the site and the town's desire to strengthen the aquifer and groundwater protection regulations. She urged for analysis to include potential future storms, more trees included in the site plan, and the inclusion of a post-construction stormwater management plan. Other towns have already implemented testing regulations for new general permits.

Rebuttal: According to Atty Casey, the affordability discussion can only go so far but they will attain more information regarding the available programs. The Commission clarified that they have the discretion to ask for a certain number of affordable housing units. Atty Casey and his colleagues will also have further discussions regarding the stormwater and aquifer protection. In response to district eligibility, Atty Casey referenced section 7.21.3 of the relevant regulations which indicate that this site meets the three necessary requirements.

Mr. Schukoske confirmed that he had made an error in presenting the traffic study, however the submitted analysis was done correctly and reflects accurate information.

The Commission discussed the overall timeline and intentions of requiring more information for this application; no stipulations are needed at this time.

Mr. Deasy made a motion to continue the public hearing to January 16th - if more time is needed the applicant can discuss this with Mr. Iler - seconded by Ms. Conway, all in favor, 5-0.

Mr. Deasy made a motion to adjourn the meeting, seconded by Ms. Conway, all in favor, 5-0. The meeting was adjourned at 10:00 PM.

SPECIAL MEETING

The 1745th meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via Microsoft Teams on Wednesday, December 20, 2023. The meeting was called to order at 7:00PM by Chairman Chuck Sheehan. Also present for the meeting were Commissioners Lynn Conway, Andy Meek, Gary Belke, and Alternates Ben Philbrick and Bennett Brissette. Francisco Gomes, Project Lead from FHI Studio, was also present. Commissioner Ryan Deasy and Town Planner Clifton Iler were not present.

Chairman Sheehan opened the meeting at 7:00 PM and ceded the floor to Mr. Gomes.

Mr. Gomes conducted a presentation covering the following agenda:

1. Update on Regulations that are now in effect.
2. Review project schedule.
3. Review findings from November workshop.
4. Discuss initial findings from Environmental Resource Protection, Sustainability, and Resilience review.
5. Next Steps.

Mr. Gones shared feedback received from the Zoning Enforcement Officer on *Family and Group Child Care* regulations and *Height Exceptions for Roof Structures and Architectural Features*. The Commission agreed to incorporate the regulation amendments in the next amendment cycle.

Mr. Gomes provided a review of the November workshop, the in-person survey conducted at the meeting, and general insights captured by the consulting team. A list of proposed regulation amendments was shared for the Commission's consideration. The following recommendations were made:

- No recommended changes to flood hazard overlay district boundaries. Make recommendation that flood modeling using most recent data including soon to be released UConn 1' contour data be conducted as part of next coastal resilience plan update to reassess extents of flood hazard overlay district boundaries.
- Continue to explore increases BFE from 1 foot to 2 feet, but this should not be the only measure taken.
- No changes to the lookback period. Correction to the information presented at meeting: the lookback period was changed to 5 years in 2013 but was reverted to 1 year in 2018 and is 1 year in the recently adopted regulations. No action needed at this time.
- Continue to explore TDR for coastal properties seaward of LiMWA line. Evaluate how many properties will be impacted. Establish receiving areas and ensure no adverse impacts to those areas. Limit extent of sending area so as not to overwhelm receiving areas with potential development. These recommendations will likely require several months to develop and will not be concluded at the end of this work cycle. Coordinate with EDC for commercial areas. Restrict use of TDR to coastal areas.
- Remove single-family coastal review exception from CAMOD.
- Assess/map how many properties would be impacted by extending coastal setback requirement to inland AE and A Zones before recommending amendment.
- Review FHOD regulations and update as needed to comply with CTDEEP model floodplain management regulations for coastal communities.

SPECIAL MEETING

- Continue to explore hobby farm as a permitted accessory use, but develop controls, identify a minimum lot size requirement, research State and USDA agricultural guidance. Ensure adequate safeguards to protect surface and groundwater quality.
- Take no action on TOD regs.
- Follow recommendations of 2019 Fuss & O'Neill memo to place specific stormwater and soil and erosion control standards in the Technical Standards document. Maintain zoning controls and enforceability by ZEO.
- Apply stormwater and LID regs in GDD and AHD to all districts.
- Allow green roofs to count towards open space requirement and provide lot coverage discount. Don't provide a 1 for 1 credit, consider a 50% credit.
- Review 2023 CT Stormwater Quality Manual for potential revisions to stormwater sections of Zoning Regulations.
- Make bike/ped amendments as recommended. Define bicycle parking facilities.
- Allow 20' height limit for solar over parking. Allow increase in lot coverage if located over parking. Identify other potential exceptions to support solar use.
- Develop a sustainability scoring matrix that can be linked to incentives including reduction of/alternatives to fossil fuel heating. Research and consider reduced permit requirements, reduced bonding requirement, and reduced permit fees for high scoring projects. Do not provide incentives for more height, bulk, or coverage.
- Revise parking requirements in the Site Design phase of work. No action now.
- Expand tree protection regulations and planting requirements as recommended.
- Identify additional opportunities for site conservation and preservation.
- Explore establishment of non-infringement areas in additional zoning districts. Consider a 50' distance, but also model a 100' distance. First evaluate/map potential impact before advancing recommendation.
- Provide recommended APA regulations to supplement existing GPOD regulations. Incorporate CTDEEP Model APA regulations.
- No action on ridgeline protection regulations, no qualifying ridgelines in Stonington.
- Adopt impervious coverage standards. Research appropriate limits from other communities and adjust per district to align with current land use in those areas.

The Commission discussed upcoming meeting dates. The next virtual meeting is scheduled for Wednesday, January 24, 2024.

Chairman Sheehan adjourned the meeting at 9:15 PM.

Respectfully Submitted By:

X

Lynn Conway
Secretary



Town of Stonington | Department of Planning
 Planning and Zoning Commission Meeting
 January 2, 2024
PZ2331CAM Masons Island Company, Inc. (S. Moran)

Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone.

Report Prepared By: Clifton J. Iler, AICP – Town Planner

Application Status

This application requires Coastal Area Management (CAM) review pursuant to [Section 22a-109\(g\)](#) – which states that CAM applications are subject to the same timeframe requirements as Subsections (a) and (b) of Section 8-7d for the purpose of determining the time limitations for a zoning commission to reach a final decision. The Commission can elect to conduct a public hearing if desired, although [C.G.S. Section 8-7d\(b\)](#) places a 65-day limit on the timeframe to review and act on a Site Plan or CAM application whether or not a public hearing is held.

- Official Date of Receipt for this application was 11/21/23.
- Tonight’s meeting is **Day 42** of 65 total days to decide on the application.
- A decision must be made by 1/25/23.

The applicant may consent to one or more extensions provided the total period of any such extension or extensions shall not exceed 65 days.

Purpose

This application is submitted in connection with a future Zoning Permit for the construction of a duplex on the subject property. The CAM review is for one of two parcels created through a property division (“free split”). A conceptual site plan is attached to this report for reference.

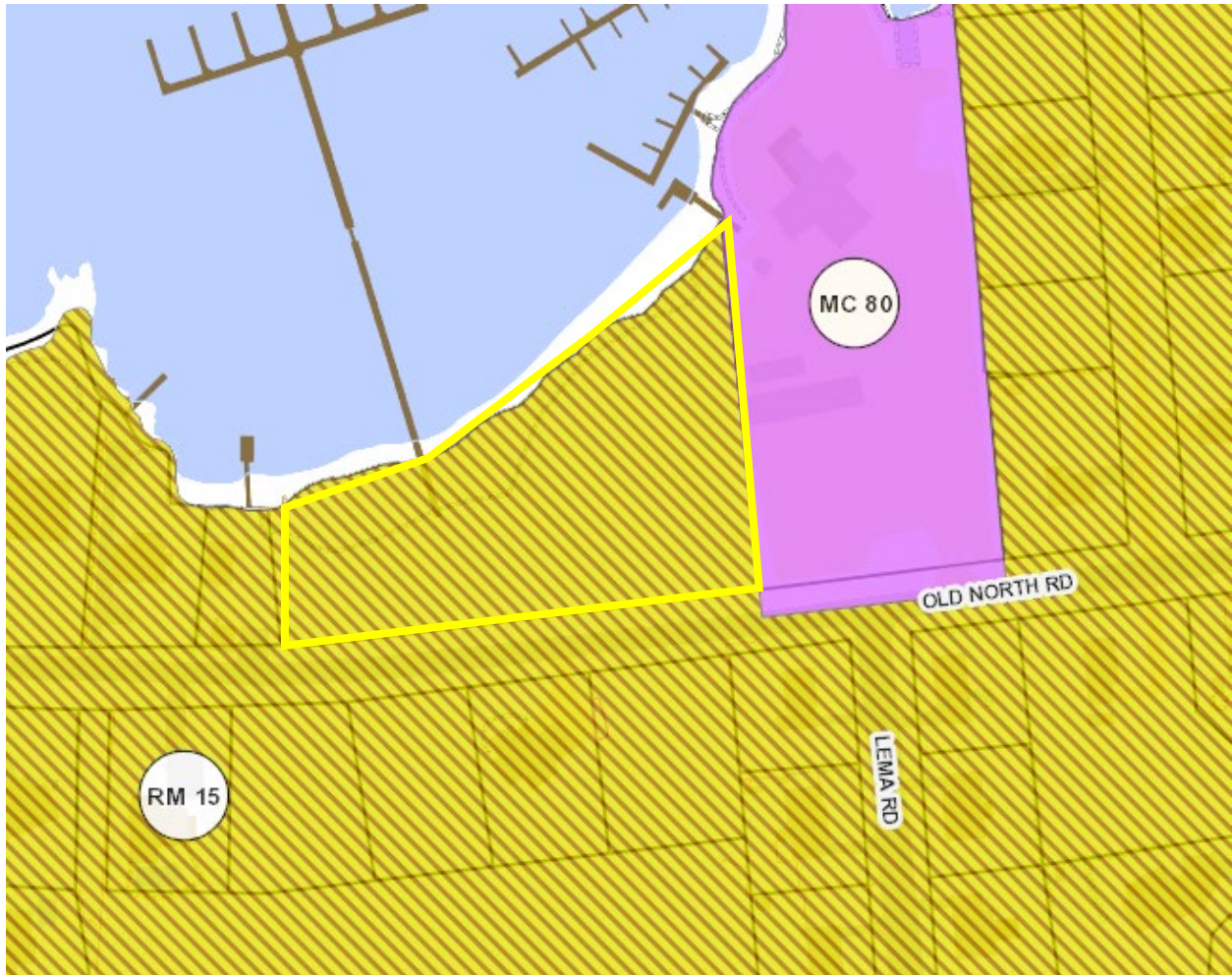
Zoning and Context

This parcel conforms to the bulk and use requirements of the Zoning Regulations for the RM-15 Zone.

RM-15 Zone Bulk and Use Requirements

| | <u>Required</u> | <u>Provided</u> | | <u>Required</u> | <u>Provided</u> |
|------------------|-----------------|-----------------|-------------------|-----------------|-----------------|
| Lot Size | 15,000 SF | 40,107 SF | Building Height | 36’ | <36’ |
| Frontage | 100’ | 277’ | Floor Area Ratio | 0.20 | <0.20 |
| Setbacks (F/S/R) | 30’/10’/40’ | 35’/>20’/133’ | Parking | N/A | N/A |
| Res. Buffer | N/A | N/A | Non-Infring. Area | N/A | N/A |

ZONING MAP



North: *Coastal Waters*

East: MC-80 Zone [Use: Marina]

South: RM-15 Zone [Use: Residential]

West: RM-15 Zone [Use: Residential]

Site Access and Traffic

The site is accessed from Old North Road on the south side of the parcel. There are no expected traffic impacts with this development.

Environmental Elements

This property falls within the Coastal Area Management Overlay District (CAMOD) and is within 100 FT of designated coastal resources and therefore subject to CAM review. The site abuts coastal waters to the north and falls within the Flood Hazard Overlay District (FHOD) (Zones VE and AE). New construction within the FHOD shall conform to FEMA requirements as applicable.

There are not any regulated freshwater inland wetlands within the parcel boundaries. There are no known tidal wetlands within 100 FT of the parcel.

Utilities

The site is will be served by public water and private septic upon construction.

Waivers Requested

No waivers are requested with this application.

Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

BUILDING OFFICIAL – No comment.

TOWN ENGINEER – Comments below. [Dated: 12/17/23]

I have reviewed the above referenced application and plan entitled "Site Plan for Lot Division & Septic System Feasibility, Lot Division property Address: Old North Road (Parcel 175-2-3), Mystic-Stonington, CT 06355 Prepared for: Mason Island Company, INC. 1 Ram Point Road, Mystic-Stonington, CT. 06355, Scale 1" = 20', Dated: 10/19/2023" by HH Engineering Associates, Seamus Moran, P.E., and offer the following comments:

1. The future site plan should reference the appropriate Survey: Type, Boundary: Determination to include class of accuracy and CT Survey Statute as performed by the CT. Licensed Surveyor of record. Additionally, provide survey benchmark and reference datum.
2. Future site plan to incorporate appropriate E&S (BMP's) to mitigate stormwater run-off.
3. Note # 11 shall include "...and/or ponding on adjacent properties and within Town of Stonington R.O.W. ..." Existing drainage patterns should be maintained to prevent water ponding within the TOS - R.O.W., furthermore provide note that "The owner\contractor is required to obtain a permit for any improvements within the Town of Stonington R.O.W. via the Department of Public Works in advance of proposed activities."
4. The lot is tidally influenced, therefore compensatory mitigation is not required within 100 Flood Zone per section 7.7.8.12 of the Zoning regulations.

5. In accordance with the CAM Application, Part II-B, (future) plan will incorporate Stormwater BMPs to “Retain” the first inch of rainfall. BMPs should be designed to intercept & infiltrate stormwater run-off prior to tidal wetlands, therefore mitigating any potential adverse impacts. All drainage calculations to support the design (WQV) shall be provided accordingly.
6. Septic system design will require review by Ledge Light Health District.

In review of the aforementioned application and plan, I recommend action be taken by the commission with the stipulation that the comments be accomplished to the satisfaction\approval of the Town Engineer prior to construction activity commencing.

FLOODPLAIN MANAGER (SLR INTERNATIONAL) – See attached memorandum.

TOWN SANITARIAN (LEDGE LIGHT HEALTH DISTRICT) – Lots 1 & 2 are recommended suitable in their current condition IF footing drains are not required. [Dated: 11/19/23]

WATER POLLUTION CONTROL AUTHORITY (WPCA) The WPCA has no comment regarding the above referenced P&Z applications as they will be served by on-site subsurface sewerage disposal systems. [Dated: 12/8/23]

ZONING ENFORCEMENT OFFICER – The two flood zones are both AE zones with differing elevations. 11 ft and 12 ft respectively. The VE El 11ft should be AE EL 11ft. [Dated: 11/27/23] **ADDRESSED**

FIRE DISTRICT MARSHAL (STONINGTON) – Awaiting comment.

CTDEEP OFFICE OF LONG ISLAND SOUND PROGRAMS – See attached memorandum.

Town Planner Comments

The application set included a narrative regarding the property’s eligibility for a “free split” as defined in [C.G.S. Section 8-18](#). A “free split” is a one-time division of land on a parcel that has remained undivided, and in the same configuration since the adoption of the Stonington Subdivision Regulations on July 19, 1960. Boundary line adjustments that do not create an additional lot, do not result in a condition that violates the Zoning or Subdivision Regulations, and do not increase any existing nonconformities are not considered a division of land. Therefore, this parcel, to the best of Town staff’s knowledge, is eligible for a “free split” under existing regulations.

Town staff has no questions or concerns with the proposed application.

Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. Future site plans shall be reviewed to the satisfaction of the Town Engineer.
2. Prior to the issuance of a Zoning Permit, the final plans shall be signed by the Commission and recorded.
3. Modifications to the site development plans, if necessitated by CTDEEP, shall be reviewed and approved by Town staff and the Commission, as necessary.

Commission Action Required

The Commission is required to make a determination on the following items:

- A decision on the Coastal Area Management (CAM) application

Section 9.2.8 – The Commission may approve, deny, or modify with conditions any project within the CAM boundary. In addition, the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require a design review in accordance with Section 17.1 of these regulations if the project is proposed for an area which has been designated as a viewshed or resource area in the Plan of Conservation and Development.

Memorandum



To: Clifton Iler, Candace Palmer
From: Noah Slovin, AICP, CFM
Date: December 1, 2023
Subject: PZ2331 and PZ2332 Masons Island Company Coastal Site Plan Review

Materials submitted on November 17, 2023 by Masons Island Company, Inc., were reviewed in December 2023 at the request of the Town of Stonington.

Overview

The application is for division of an existing, undeveloped parcel, so facilitate future development of structures in conformity with the permitted uses in the RM-15 Zoning District. No actual development or construction is proposed at this time – a site plan will be developed and submitted at a later date if this division is approved.

The lots in question are located entirely within FEMA Special Flood Hazard Areas (SFHA; areas with a 1% annual-chance of flooding, regulated by FEMA and local floodplain management regulations). The parcel is split between an AE Flood Zone with a Base Flood Elevation (BFE) of 11 feet, and an AE Flood Zone with a BFE of 12 feet; a narrow portion of the property along the water at the northern edge is a VE (velocity) Flood Zone with a BFE of 14 feet.

The property is located on Mason’s Island, and has access and egress to the “mainland” by way of a single bridge (Masons Island Road); the road to the site, including the bridge and much of Masons Island Road on the “mainland” side, is also located within a SFHA.

Recommendations

These recommendations assume that any future development will be residential in nature. Non-residential uses have additional flexibility with regard to flood zone standards.

Building and Content Elevations

Any development on this site will need to conform to FEMA and local floodplain regulation guidelines. This means the following:

- The first floor elevation of any new residential structures must be 12 feet (in the 11-foot BFE zone) or 13 feet (in the 12-foot BFE zone) NAVD88, in order to conform with the requirement that residential uses be elevated one foot above the BFE.
- Utilities must also be elevated to one foot above the BFE.



- Construction in the AE zone does not need to comply with VE zone standards, as there is no "Limit of Moderate Wave Action" mapped, indicating these zones are not "Coastal AE Zones." This means that a solid foundation or fill may be used. No compensatory mitigation is required.

Coastal Flooding and Sea Level Rise

Sea level rise is expected to impact future flood elevations at this site because it is impacted by coastal flooding. No specific action is required to address this fact, but developers may include additional freeboard above the one foot required to provide additional protection against increases in flood elevations.

Access and Egress

An issue of potential interest to the Town of Stonington may be evacuation and egress to the site during a flood event. As the entire area surrounding the site, including roadways, is located within a 1% annual-chance flood zone, a flood event would pose a major obstacle to access and egress to this proposed development.

Evacuation planning should be considered; however, it is not required within floodplain management standards.

Conclusions

Based on a review of the application provided, the specific request to divide the parcel is not impacted by floodplain regulations, and so is acceptable from a floodplain management perspective.

The information included above with regards to standards for future construction is for guidance only. Any future development on this site will need to submit plans for review prior to construction.



Please contact me with any questions.

Noah Slovin AICP, CFM
Senior Resilience Planner

O [617-865-2544](tel:617-865-2544)
E nslovin@slrconsulting.com

SLR International Corporation
10 High Street, Suite 605, Boston MA United States 02110

The above permit application review was conducted in good faith using available information and the consultant's best interpretation of local, state, and federal floodplain management codes and guidelines.





December 13, 2023

Stonington Planning and Zoning Commission
c/o Clifton J. Iler, AICP
Town Planner
152 Elm Street
Stonington, CT 06378

Subject: Parcel 175-2-3, Old North Road, Mystic, CT 06355; Application to Divide Parcel into Two Lots with Development to Follow

Dear Commissioners:

Thank you for notifying this office of the proposed coastal site plan application noted above. Our office has reviewed the application for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we offer the following comments for the commission's consideration.

The applicant is seeking to divide an existing undeveloped residential lot in the RM-15 Zoning District into two lots with future residential development to follow. The applicant asserts that, per the town's regulations, the division will be a "free split" rather than a subdivision as there are just two lots proposed, each conforming with RM-15 requirements. The parcel lies mostly within FEMA Flood Hazard Zones AE-11 and AE-12, with Zone VE-14 at the north end of the property.

Our office has previously stated that new residential development on Mason's Island poses potential flood hazard issues due, in part, to the dangers of road flooding and the inability to provide dry access for emergency personnel during a storm event. It is important to note that the only point of access to and egress from Masons Island is the Masons Island Causeway. The Causeway is identified in the Town of Stonington Coastal Resilience Plan as one of Stonington's top five most vulnerable assets. Masons Island Causeway is at risk of flood damage during flood events, and notably was one of the most impacted community assets during Tropical Storm Sandy, which damaged the causeway. The Causeway has also experienced flood impacts during previous storms. As the Coastal Resilience Plan states, annual probability of flooding for the Causeway is only expected to increase throughout the century, with annual flood probabilities ranging from: 10% to 20% in the present day; 10% to 50% by 2030; 20% to 100% by 2050; and 100% by 2070.

Section 22a-92(b)(2)(F) of the CCMA requires the Planning and Zoning Commission to manage coastal hazard areas to ensure that hazards to life and property are minimized. In light of the potential for flood impacts on Mason's Island and the historic and potential future damage to the only means of egress from the island during a storm or flood event, the Commission should also consider that the conceptual proposal for two six-bedroom duplexes, one on each parcel, could mean four additional families living year-round on Mason's Island. As with previous residential development proposals on Mason's Island, the Commission should consider whether dividing the lot constitutes a significant increase in hazards to life and property, or if it only marginally adds to the exposure of life and property to flood hazards considering the developed nature of the surrounding area.

With respect to sea level rise, data developed specifically for Connecticut by the Connecticut Institute for Climate Resilience and Adaptation (CIRCA) shows that sea level in Connecticut could rise as much as 20 inches by the year 2050 in flat, low-lying areas of the coast such as the subject parcel. Further, tidal wetlands such as the frontage along the entirety of this parcel's waterfront will drown as sea level rises if there is no upland area available for the wetland to migrate.

Accordingly, because of the likelihood that the subject parcel will be inundated by sea level rise within the next 30 years, and in an effort to provide future opportunity for the tidal wetlands onsite to migrate landward, we strongly caution the applicant that absolutely no structures such as seawalls or revetments will be allowed as solutions to any future flooding or erosion problems at the site. Structural solutions are allowed by CCMA policies only in very limited circumstances to protect residential structures existing prior to January 1, 1995, infrastructural facilities, and water-dependent uses. As the subject lot is currently vacant, any proposal for a structural solution on either of the newly created lots would likely be deemed inconsistent with the CCMA.

Thank you for the opportunity to comment on this application. We hope these comments are helpful to the Commission. Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,



Braden Lynn
Environmental Analyst
Land and Water Resources Division

BL



Town of Stonington | Department of Planning
 Planning and Zoning Commission Meeting
 January 2, 2024
PZ2332CAM Masons Island Company, Inc. (S. Moran)

Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone.

Report Prepared By: Clifton J. Iler, AICP – Town Planner

Application Status

This application requires Coastal Area Management (CAM) review pursuant to [Section 22a-109\(g\)](#) – which states that CAM applications are subject to the same timeframe requirements as Subsections (a) and (b) of Section 8-7d for the purpose of determining the time limitations for a zoning commission to reach a final decision. The Commission can elect to conduct a public hearing if desired, although [C.G.S. Section 8-7d\(b\)](#) places a 65-day limit on the timeframe to review and act on a Site Plan or CAM application whether or not a public hearing is held.

- Official Date of Receipt for this application was 11/21/23.
- Tonight’s meeting is **Day 42** of 65 total days to decide on the application.
- A decision must be made by 1/25/23.

The applicant may consent to one or more extensions provided the total period of any such extension or extensions shall not exceed 65 days.

Purpose

This application is submitted in connection with a future Zoning Permit for the construction of a duplex on the subject property. The CAM review is for one of two parcels created through a property division (“free split”). A conceptual site plan is attached to this report for reference.

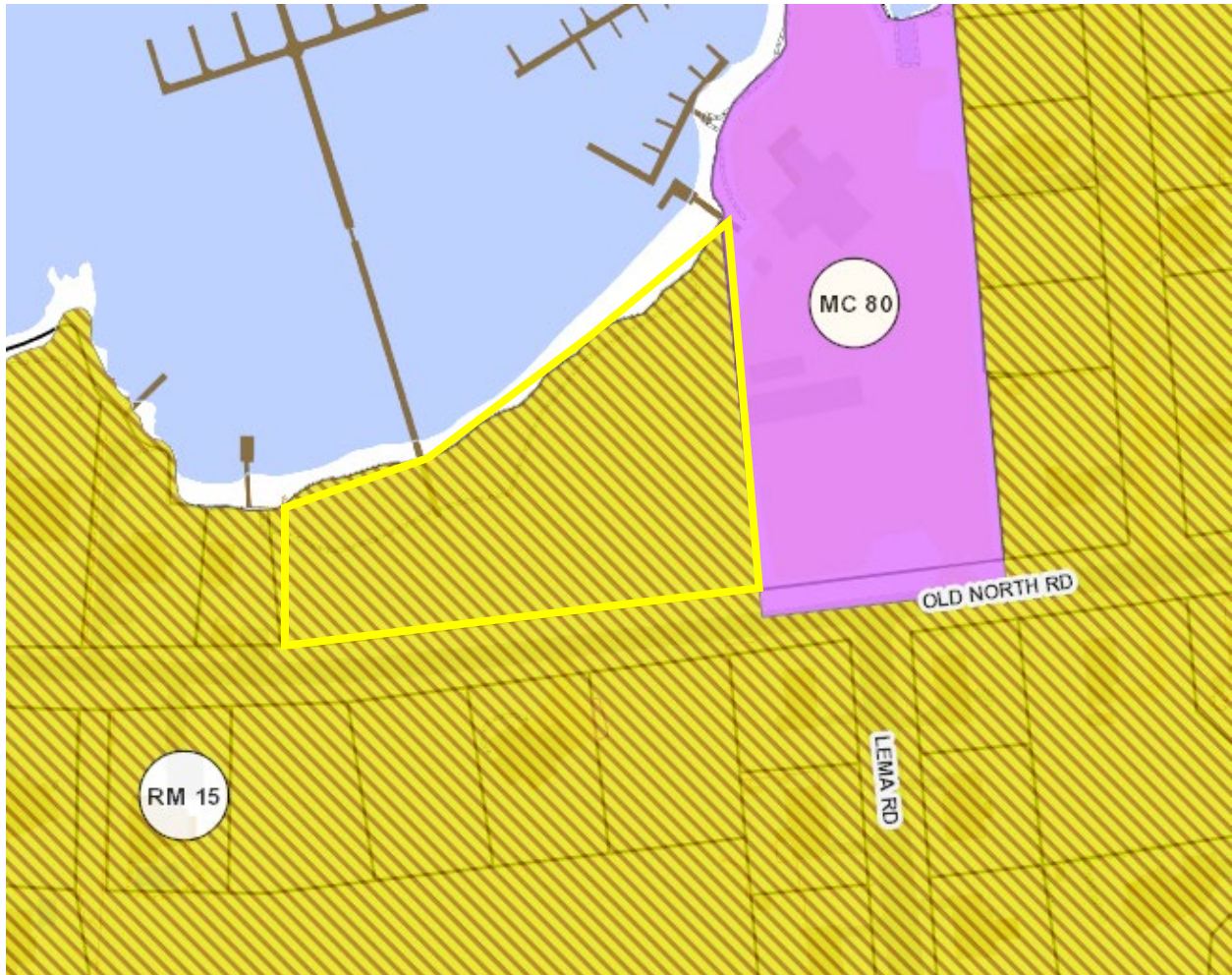
Zoning and Context

This parcel conforms to the bulk and use requirements of the Zoning Regulations for the RM-15 Zone.

RM-15 Zone Bulk and Use Requirements

| | <u>Required</u> | <u>Provided</u> | | <u>Required</u> | <u>Provided</u> |
|------------------|-----------------|-----------------|-------------------|-----------------|-----------------|
| Lot Size | 15,000 SF | 32,363 SF | Building Height | 36’ | <36’ |
| Frontage | 100’ | 125’ | Floor Area Ratio | 0.20 | <0.20 |
| Setbacks (F/S/R) | 30’/10’/40’ | 35’/>20’/132’ | Parking | N/A | N/A |
| Res. Buffer | N/A | N/A | Non-Infring. Area | N/A | N/A |

ZONING MAP



North: *Coastal Waters*

East: MC-80 Zone [Use: Marina]

South: RM-15 Zone [Use: Residential]

West: RM-15 Zone [Use: Residential]

Site Access and Traffic

The site is accessed from Old North Road on the south side of the parcel. There are no expected traffic impacts with this development.

Environmental Elements

This property falls within the Coastal Area Management Overlay District (CAMOD) and is within 100 FT of designated coastal resources and therefore subject to CAM review. The site abuts coastal waters to the north and falls within the Flood Hazard Overlay District (FHOD) (Zones VE and AE). New construction within the FHOD shall conform to FEMA requirements as applicable.

There are not any regulated freshwater inland wetlands within the parcel boundaries. There are no known tidal wetlands within 100 FT of the parcel.

Utilities

The site is will be served by public water and private septic upon construction.

Waivers Requested

No waivers are requested with this application.

Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

BUILDING OFFICIAL – No comment.

TOWN ENGINEER – Comments below. [Dated: 12/17/23]

I have reviewed the above referenced application and plan entitled "Site Plan for Lot Division & Septic System Feasibility, Lot Division property Address: Old North Road (Parcel 175-2-3), Mystic-Stonington, CT 06355 Prepared for: Mason Island Company, INC. 1 Ram Point Road, Mystic-Stonington, CT. 06355, Scale 1" = 20', Dated: 10/19/2023" by HH Engineering Associates, Seamus Moran, P.E., and offer the following comments:

1. The future site plan should reference the appropriate Survey: Type, Boundary: Determination to include class of accuracy and CT Survey Statute as performed by the CT. Licensed Surveyor of record. Additionally, provide survey benchmark and reference datum.
2. Future site plan to incorporate appropriate E&S (BMP's) to mitigate stormwater run-off.
3. Note # 11 shall include "...and/or ponding on adjacent properties and within Town of Stonington R.O.W. ..." Existing drainage patterns should be maintained to prevent water ponding within the TOS - R.O.W., furthermore provide note that "The owner\contractor is required to obtain a permit for any improvements within the Town of Stonington R.O.W. via the Department of Public Works in advance of proposed activities."
4. The lot is tidally influenced, therefore compensatory mitigation is not required within 100 Flood Zone per section 7.7.8.12 of the Zoning regulations.

5. In accordance with the CAM Application, Part II-B, (future) plan will incorporate Stormwater BMPs to “Retain” the first inch of rainfall. BMPs should be designed to intercept & infiltrate stormwater run-off prior to tidal wetlands, therefore mitigating any potential adverse impacts. All drainage calculations to support the design (WQV) shall be provided accordingly.
6. Septic system design will require review by Ledge Light Health District.

In review of the aforementioned application and plan, I recommend action be taken by the commission with the stipulation that the comments be accomplished to the satisfaction\approval of the Town Engineer prior to construction activity commencing.

FLOODPLAIN MANAGER (SLR INTERNATIONAL) – See attached memorandum.

TOWN SANITARIAN (LEDGE LIGHT HEALTH DISTRICT) – Lots 1 & 2 are recommended suitable in their current condition IF footing drains are not required. [Dated: 11/19/23]

WATER POLLUTION CONTROL AUTHORITY (WPCA) The WPCA has no comment regarding the above referenced P&Z applications as they will be served by on-site subsurface sewerage disposal systems. [Dated: 12/8/23]

ZONING ENFORCEMENT OFFICER – The two flood zones are both AE zones with differing elevations. 11 ft and 12 ft respectively. The VE El 11ft should be AE EL 11ft. [Dated: 11/27/23] **ADDRESSED**

FIRE DISTRICT MARSHAL (STONINGTON) – Awaiting comment.

CTDEEP OFFICE OF LONG ISLAND SOUND PROGRAMS – See attached memorandum.

Town Planner Comments

The application set included a narrative regarding the property’s eligibility for a “free split” as defined in [C.G.S. Section 8-18](#). A “free split” is a one-time division of land on a parcel that has remained undivided, and in the same configuration since the adoption of the Stonington Subdivision Regulations on July 19, 1960. Boundary line adjustments that do not create an additional lot, do not result in a condition that violates the Zoning or Subdivision Regulations, and do not increase any existing nonconformities are not considered a division of land. Therefore, this parcel, to the best of Town staff’s knowledge, is eligible for a “free split” under existing regulations.

Town staff has no questions or concerns with the proposed application.

Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. Future site plans shall be reviewed to the satisfaction of the Town Engineer.
2. Prior to the issuance of a Zoning Permit, the final plans shall be signed by the Commission and recorded.
3. Modifications to the site development plans, if necessitated by CTDEEP, shall be reviewed and approved by Town staff and the Commission, as necessary.

Commission Action Required

The Commission is required to make a determination on the following items:

- A decision on the Coastal Area Management (CAM) application

Section 9.2.8 – The Commission may approve, deny, or modify with conditions any project within the CAM boundary. In addition, the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require a design review in accordance with Section 17.1 of these regulations if the project is proposed for an area which has been designated as a viewshed or resource area in the Plan of Conservation and Development.

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Recommendations

These recommendations assume that any future development will be residential in nature. Non-residential uses have additional flexibility with regard to flood zone standards.

Building and Content Elevations

Any development on this site will need to conform to FEMA and local floodplain regulation guidelines. This means the following:

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Evacuation planning should be considered; however, it is not required within floodplain management standards.

Conclusions

Based on a review of the application provided, the specific request to divide the parcel is not impacted by floodplain regulations, and so is acceptable from a floodplain management perspective.

The information included above with regards to standards for future construction is for guidance only. Any future development on this site will need to submit plans for review prior to construction.



Please contact me with any questions.

Noah Slovin AICP, CFM
Senior Resilience Planner

O [617-865-2544](tel:617-865-2544)
E nslovin@slrconsulting.com

SLR International Corporation
10 High Street, Suite 605, Boston MA United States 02110

The above permit application review was conducted in good faith using available information and the consultant's best interpretation of local, state, and federal floodplain management codes and guidelines.





December 13, 2023

Stonington Planning and Zoning Commission
c/o Clifton J. Iler, AICP
Town Planner
152 Elm Street
Stonington, CT 06378

Subject: Parcel 175-2-3, Old North Road, Mystic, CT 06355; Application to Divide Parcel into Two Lots with Development to Follow

Dear Commissioners:

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Accordingly, because of the likelihood that the subject parcel will be inundated by sea level rise within the next 30 years, and in an effort to provide future opportunity for the tidal wetlands onsite to migrate landward, we strongly caution the applicant that absolutely no structures such as seawalls or revetments will be allowed as solutions to any future flooding or erosion problems at the site. Structural solutions are allowed by CCMA policies only in very limited circumstances to protect residential structures existing prior to January 1, 1995, infrastructural facilities, and water-dependent uses. As the subject lot is currently vacant, any proposal for a structural solution on either of the newly created lots would likely be deemed inconsistent with the CCMA.

Thank you for the opportunity to comment on this application. We hope these comments are helpful to the Commission. Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,



Braden Lynn
Environmental Analyst
Land and Water Resources Division

BL



Town of Stonington | Department of Planning
Planning and Zoning Commission Meeting
January 2, 2024

PZ2328SUP Phoenix Pawcatuck, LLC (Northeast Sign Co.)

Special Use Permit application for Special Wall Signs pursuant to ZR §14.7.1 to permit a building mounted sign totaling 37.5 SF. Property is located at 100 Mechanic Street, Pawcatuck; M/B/L: 4-7-16. Property is located in the Heritage Mill Zone.

Report Prepared By: Clifton J. Iler, AICP – Town Planner

Application Status

This application for a Special Use Permit (SUP) is subject to a public hearing per ZR §17.2.1 and [C.G.S. Section 8-3\(b\)](#). The Commission has 65 days to open the public hearing and 35 days to conduct the public hearing once opened, as established in [C.G.S. Section 8-7d\(a\)](#). The applicant may request one or more extensions provided the total of any such extension or extensions shall not exceed 65 days.

- Official Date of Receipt for this application was 11/21/23.
- Tonight's meeting is **Day 42** of 65 Days to open the public hearing.
- The public hearing, without extension, must be closed by 2/6/24.
- A decision, without extension, must be made by 4/11/24.

Purpose

The applicant is seeking a Special Use Permit for the installation of a Special Wall Sign, pursuant to ZR §14.7.1.E, affixed to the building located at 100 Mechanic Street. The surface area of the sign is 37.5 SF and is not proposed to be illuminated at this time.

Zoning and Context

This project does not involve new construction or site updates that would impact the bulk and use requirements for the Heritage Mill Zone.

Site Access and Traffic

This application poses no impact to site access and traffic.

Environmental Elements

This application poses no impact to environmental elements.

Utilities

This application poses no impact to utilities on site.

Waivers Requested

The following waivers are requested by the applicant:

| Item | Provided | Waiver Requested |
|---|----------|------------------|
| Impact Statement | | W |
| Site Plan | | W |
| Architectural Elevation Drawings and Landscape Plan | | W |
| Water Impact Study | | W |
| Sanitary Sewer Impact Study | | W |
| Site Drainage Analysis | | W |
| Erosion Control Report | | W |
| Traffic Impact Study | | W |
| Archaeological Study | | W |
| Soils Report, Test Pit Data and Mapping | | W |
| Shadow Plan | | W |
| 3-D Model | | W |
| Flood Hazard Report | | W |
| School Impact Evaluation Report | | W |
| Application Fee | X | |
| Legal Description of Property/Site | | W |
| Phasing Requirements for Projects Over 24 Dwelling Units | | W |
| Written Waiver Request(s) at the Time of Application Submission | X | |

Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

BUILDING OFFICIAL – They will need to obtain a Sign permit and they will need to provide shop drawings showing how the signs are constructed and fastened to the building. [Dated: 11/20/23]

POLICE COMMISSION – Awaiting comment.

ZONING ENFORCEMENT OFFICER – Any future illumination shall be approved by staff. [Dated: 11/20/23]

TOWN OF WESTERLY – We have reviewed the Special Use Permit application for the General Dynamics wall sign for property located at 100 Mechanic Street, and this department offers no objections to the proposal. [Dated: 11/20/23]

Town Planner Comments

The application does not create negative impacts warranting additional Commission discretion as defined in ZR §14.7.1.E.3. This application meets all bulk and use requirements in the Zoning Regulations.

Recommended Stipulations

There are no stipulations recommended with this application.

Commission Action Required

The Commission is required to make a determination on the following items:

- A decision concerning the waivers requested
- A decision concerning the Special Use Permit (SUP) application

Section 15.2.8 – Commission Powers Relative to Action on a Special Use Permit

The Commission shall have the power to approve, deny, or modify any proposal and set forth special stipulations of approval or modification as follows:

- A. Special screening or landscaping to screen adjoining properties or mask obtrusive structural features.*
- B. Set extra buffer requirements ranging from 25 to 100 feet for fragile environmental features or residential property.*
- C. Design of buildings, structures and landscaping to ensure harmony with Stonington’s architectural heritage, thus preserving and improving the appearance, beauty and character of the community, and providing a design compatible with neighborhood structures. The Commission shall consider advisory recommendations from the Architectural Design Review Board in evaluating compliance with this subsection.*
- D. Time of operation or intensity of use of a site.*
- E. Special site plan design features necessary to minimize adverse impacts on area, environment, or traffic.*



SPECIAL USE PERMIT APPLICATION FORM

Please submit original and 15 copies of this application, relevant plans and impact statement

FOR OFFICE USE ONLY

Application Number:

Official Date of Receipt:

Applicant:

Northeast Sign Company

Mailing Address:

27 Dodge Ave. #4 North Haven CT 06473

Telephone Number:

475-238-6677

Email Address:

beth.tabriz@northeastsigncompany.com

Property Owner:

Phoenix Pawcatuck LLC

Mailing Address:

401 E. Kilbourn Ave., Suite 201

Telephone Number:

MILWAUKEE, WI 53202

Email Address:

Eric.Iriarte@gdit.com

Project Leader*:

Beth Tabriz

Mailing Address:

27 Dodge Ave. #4 North Haven CT 06473

Telephone Number:

475-238-6677

Email Address:

beth.tabriz@northeastsigncompany.com

Property Location:

100 Mechanic St. Pawcatuck, CT

Parcel Information:

Map

4

Block

7

Lot

16

Zoning District:

Industrial

Lot Size:

206,372 square feet

* Project Leader is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town.

Fire District: Harbor Management District:

Water Supply: Public Private Sewage Disposal: Public Private

Flood Zone: Wetlands: Tidal Inland

Is any portion of the property within 500 feet of the Town Boundary? Yes No

Is any portion of the property within the CAM Overlay District? Yes No

Is any portion of the property within the GPP Overlay District? Yes No

Project Description: Overall development size in square feet, dimensions, intended use and other pertinent information about the proposal.

The sign will be affixed to the structure at 100 Mechanic Street, located in Pawcatuck, Connecticut. The building falls under the industrial zoning category, and the sign's surface area will measure 37.5 square feet. This sign is designed as a white acrylic flat cut sign and will be securely mounted on the wall using studs. For precise details about the sign's intended placement, please consult the design page.

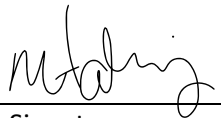
List all previous petitions that have been made with respect to the property(ies) before the Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands and Watercourses Commission:

The building currently houses four additional tenants, and there are no signs displayed on any sides of the building, except for a few directional and warning signs located at the lowermost section of the structure.

The undersigned owner, or agent, hereby consents to necessary and proper inspections of the property by agents of the Commission at reasonable times both before and after a permit is granted.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. Owner certifies that he/she is the owner of the property listed on this application. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked, by the Commission or its agents.

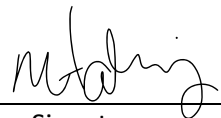
Beth Tabriz
Applicant Printed Name


Applicant Signature

Owner Printed Name

Owner Signature

Beth Tabriz
Project Leader Printed Name


Project Leader Signature

For Special Use Permit Applications involving a Site Plan Review, please read and endorse below

I hereby consent to one or more extensions of the time period as stated in the Connecticut General Statutes Section 8-7d, if required, for action by the Planning and Zoning Commission, on action pertaining to the Site Plan Review component of the Special Use Permit.

Beth Tabriz

Applicant Signature

11.01.2023

Date

Owner Signature

Date

Beth Tabriz

Project Leader Signature

11.01.2023

Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.

Beth Tabriz

Applicant Signature

11.01.2023

Date

Owner Signature

Date

Beth Tabriz

Project Leader Signature

11.01.2023

Date

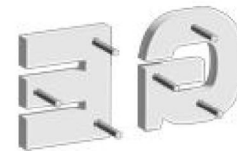
SPECIAL USE PERMIT - Complete Application Checklist

Effective June 21, 2004; Revised July 20, 2010

X = ITEM PROVIDED W = WAIVER REQUESTED

- W Impact Statement per Section 8.8.1 (ZR 6.1.2.1)
- W Type 2 Site Plan per Sections 8.3 and 8.4 (ZR 6.1.2.2)
- W Architectural Elevation Drawings & Landscape Plan per Section 2.16 (ZR 6.1.2.3)
- W Water Impact Study (Quality and Quantity) (ZR 6.1.2.4.1)
- W Sanitary Sewer Impact Study (ZR 6.1.2.4.2)
- W Stormwater Drainage Analysis per Section 8.4.2.6 (ZR 6.1.2.4.3)
- W Erosion & Sedimentation Control Report per Section 7.6 (ZR 6.1.2.4.4)
- W Traffic Impact Study per Section 6.6.23 (ZR 6.1.2.4.5)
- W Archaeological Study per Section 6.6.24 (ZR 6.1.2.4.6)
- W Soils Report, Test Pit Data and Mapping (ZR 6.1.2.4.7)
- W Shadow Plan per Section 7.14.2 (ZR 6.1.2.5)
- W Scaled 3-Dimensional Model or Graphic Equivalent per Section 6.2 (ZR 6.1.2.6.1)
- W Flood Hazard Report per Section 7.7 (ZR 6.1.2.6.2)
- W School Impact Evaluation Report (ZR 6.1.2.6.3)
- X Application Fee per Town Ordinance – See ZR Appendix 3 (ZR 6.1.2.7)
- W Legal Description of property/site (ZR 6.1.2.8)
- W Phasing Requirements for projects over 24 dwelling units per ZR 6.2 (ZR 6.1.2.9)
- X Written waiver request(s) at time of application submission (ZR 6.1.2.10)

The Planning & Zoning Commission may waive one or more of the above application documents by majority vote, provided that such request is made in writing at the time of application submission, describing in sufficient detail why such information is not relevant to the Special Use Permit application. This waiver shall not apply to application fees. If an application lacks information required by these Regulations, including waivers that have not been requested and justified, such deficiencies shall be noted in the staff report to the Commission, a copy of which shall be provided to the applicant. Incomplete applications risk denial.



DESCRIPTION:

3-Dimensional Acrylic Letter
 @ 1/2" depth.
 Installation Method:
 Studs Mount
 Dimension 2"L x 3/8"d
 Color: White
 Dimension: 20"h X 270"w

Customer:

GDIT for GENERAL DYNAMICS
 Attn: Gary Favre
 Phone: 860-441-2432
 Email: gary.favre@gdit.com

EXAMPLE:



Contact Info:

Beth Tabriz
 27 Dodge Avenue
 Suite #4
 North Haven, CT 064
 (475) 238-6677

show on the mock-up are estimate. All measurement to be confirmed prior to production.



GDIT_Design_V1
 10/27/2023



Town of Stonington | Department of Planning
Planning and Zoning Commission Meeting
January 2, 2024

PZ2329ZC Maple Lawn Farm, LLC (Paul & Sharyne Cerullo)

Zoning Map Amendment application for an Agricultural Heritage District (AHD) Zone. Proposal consists of a Master Plan to create a campus for food, education, and events. Properties are located at 343 Wheeler Road and another unaddressed parcel on Wheeler Road, Stonington; M/B/L: 94-1-4; 86-1-4. Properties are located in the RR-80 Zone and GBR-130 Zone.

Report Prepared By: Clifton J. Iler, AICP – Town Planner

Application Status

This application is for a Zoning Map Amendment (ZC) and requires a public hearing in accordance with [C.G.S. Section 8-3\(c\)](#). The Commission has 65 days to open the public hearing and 35 days to conduct the public hearing once opened, as established in [C.G.S. Section 8-7d\(a\)](#). The applicant may request one or more extensions provided the total of any such extension or extensions shall not exceed 65 days.

- Official Date of Receipt for this application was 11/21/23.
- Tonight's meeting is **Day 42** of 65 Days to open the public hearing.
- The public hearing, without extension, must be closed by 2/6/24.
- A decision, without extension, must be made by 4/11/24.

Purpose

The applicant is applying for a Zoning Map Amendment (ZC) to convert the existing site located in the RR-80 and GBR-130 Zones to the Agricultural Heritage District (AHD). The AHD Floating Zone is further defined in ZR §2.4.5:

§2.4.5 – Agricultural Heritage Districts are intended to preserve Stonington's cultural landscape, ensure the continuation of agricultural industry by creating opportunities for locally produced food, protect historic agricultural character and scenic resources, maintain long-term viability and sustainability of farmland by permitting flexible economic use, and provide an alternative to the undesirable conversion of agricultural lands to residential subdivisions.

Process

The Zoning Map Amendment (ZC) application is evaluated as a **zoning** proposal, and the Commission is required to evaluate the ZC in accordance with the Stonington Zoning Regulations. In reviewing this proposal, the Commission needs to evaluate a number of elements:

1. Plan of Conservation and Development (POCD) Compliance
2. Zoning Regulation §10.5 Compliance

POCD Compliance

In the Plan of Conservation and Development (POCD), the community established the following policies:

Policy 4.1.1 – Support local farmers (including marine based agriculture) and seek ways to address some of the challenges and obstacles they face.

Policy 4.2.2 – Explore programs to encourage the preservation of farmland and shellfishing areas in Stonington.

Policy 4.2.3 – Identify important farmland and shellfishing areas and help determine ways to keep it in agriculture.

Policy 7.1.1 – Encourage agricultural uses as a way to preserve the scenic nature of rural areas.

Policy 7.1.2 – When scenic roadsides are developed, preserve scenic elements through measures such as open space set-asides.

Policy 7.2.1 – Encourage sensitive stewardship by property owners as an effective means of preserving historic resources.

Policy 9.2.4 – Promote more flexible development in rural areas of town to conserve natural resources, help preserve rural character and provide greater opportunities for greenways and walkability.

Policy 10.4.1 – Promote economic drivers including but not limited to tourism, high value manufacturing, research and development, retirement/senior care, agriculture and marine services.

Although the POCD is advisory in nature, the Commission is required to consult the document when reviewing zoning map and text amendment proposals.

Zoning Regulation §10.5 Compliance

10.5.3 Considerations for Approval – Factors to be considered by the Commission in approving the AHD include:

- A. That the location, uses and layout of the proposed AHD are in conformance with the intent of, and the goals and objectives contained in, the Plan of Conservation and Development.*
- B. Preservation, to the maximum feasible extent, of cultural landscapes, including buildings and building elements possessing historic or architectural significance.*
- C. Integration of existing, enhanced and new agricultural uses with other compatible land uses designed to promote the economic viability and sustainability of the subject property. Since each farm is unique in terms of its location and characteristics, there shall be no mandatory area ratio of agricultural use versus other use; rather, the type and placement of each proposed use shall be indicated in the Master Plan.*
- D. Harmony between the various uses that are proposed for the property, compatibility with neighboring land uses and buffering between such uses, enhancement and protection of both agricultural lands and the built and human environment, enhancement and protection of natural resources including inland and tidal wetlands and watercourses, coastal resources, groundwater resources, floodplains, steep slopes and wildlife habitats, promotion of pedestrian safety, provision for adequate parking, and minimized impact of motor vehicles.*
- E. Furtherance of the policies of the Coastal Management Act, as applicable.*

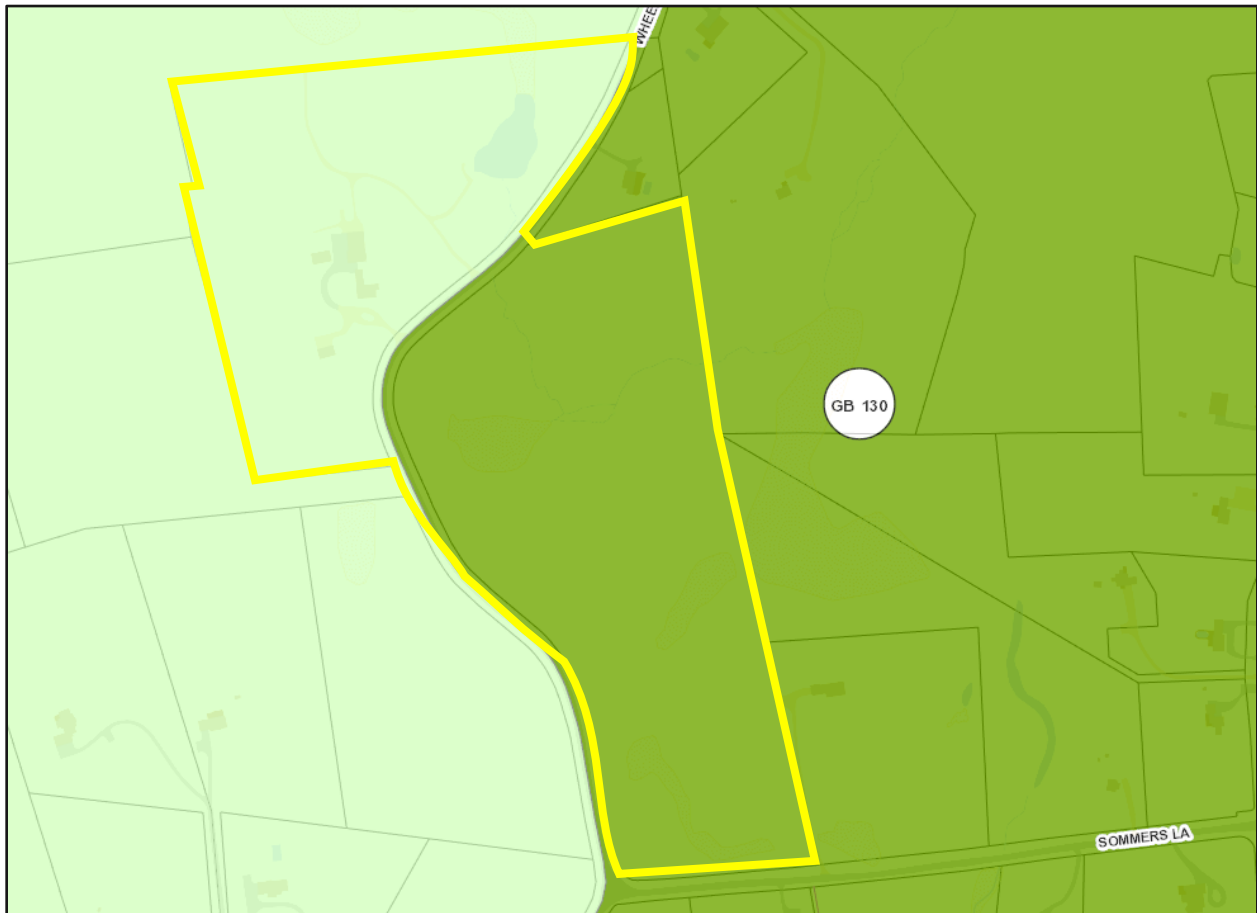
Zoning and Context

The site is located in the RR-80 and GBR-130 Zones. As part of the Master Plan, the applicant is required to propose new bulk and use requirements for the proposed AHD Zone. Below reflects the current bulk and use requirements for the RR-80 Zone:

RR-80 Zone Bulk and Use Requirements¹

| | <u>Required</u> | <u>Provided</u> | | <u>Required</u> | <u>Provided</u> |
|------------------|-----------------|-----------------|----------------------|-----------------|-----------------|
| Lot Size | 80,000 SF | N/A | Building Height | 30' | N/A |
| Frontage | 200' | N/A | Floor Area Ratio | 0.10 | N/A |
| Setbacks (F/S/R) | 50'/25'/50' | N/A | Parking ² | N/A | N/A |
| Res. Buffer | 50-100' | N/A | Non-Infring. Area | N/A | N/A |

ZONING MAP



North: RR-80 Zone [Use: Undeveloped]

East: GBR-130 Zone [Use: Residential]

South: RR-80 Zone [Use: Undeveloped]

West: RR-80 Zone [Use: Undeveloped]

¹ See Section 10.3.7 of the Zoning Regulations for NDD Design Standards.

² See Section 13.3 of the Zoning Regulations.

Site Access and Traffic

The site is accessed from Wheeler Road. The application proposes to utilize existing fields to the north of the primary structure and event space – estimating 137-140 parking spaces total. The application includes a traffic impact narrative which identifies no significant impact on surrounding roads and properties.

Environmental Elements

This application does not propose development within the 100 FT Upland Review Area (URA) and is not subject to review from the Inland Wetland and Watercourses Commission (IWWC). Town staff comments are captured in the Response Summary.

Utilities

The site is serviced private water and septic. Design details will be addressed through the Site Plan Application (SPA).

Waivers Requested

The following requirements and waivers are not applicable at the ZC application stage:

| Item | Provided | Waiver Requested |
|---|----------|------------------|
| Impact Statement | X | |
| Site Plan | X | |
| Architectural Elevation Drawings and Landscape Plan | | N/A |
| Water Impact Study | | N/A |
| Sanitary Sewer Impact Study | | N/A |
| Site Drainage Analysis | | N/A |
| Erosion Control Report | | N/A |
| Traffic Impact Study | | N/A |
| Archaeological Study | | N/A |
| Soils Report, Test Pit Data and Mapping | | N/A |
| Shadow Plan | | N/A |
| 3-D Model | | N/A |
| Flood Hazard Report | | N/A |
| School Impact Evaluation Report | | N/A |
| Application Fee | X | |
| Legal Description of Property/Site | X | |
| Phasing Requirements for Projects Over 24 Dwelling Units | | N/A |
| Written Waiver Request(s) at the Time of Application Submission | | N/A |

Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

CONSERVATION COMMISSION – Comments below. [Dated: 12/11/23]

MOTION: It appears to the Conservation Commission that the application does not meet the intent of the AHD Zone.

1. It has not been a working farm for many years, it is essentially a hobby farm, which is borne out by the poorly constructed and breezy application lacking an actual master plan, but spending lots of space on ducks, and with a supporting letter from a real estate agent with no referenced expertise in any of the aspects of the application.

2. It includes the very minimum land required, leaving out other abutting lands the applicants own. A large portion of the included land is not farmed nor arable, and already has deed restrictions on it preventing development. Farming conducted at the property such as haying or the cultivation of corn is not described.
3. Although the application seems intentionally vague, we expect that “Events” of a high profit-making potential are really the aim here. And Events may well be a triggering word to residents in the area. Wheeler Road is a designated Scenic Road in Stonington of old-fashioned narrow construction without shoulders, and noise and light impacts will inevitably occur. A clue to potential problems is the section reading “event guidelines will require all participants to behave as good citizens and neighbors to the community.”
4. The Commission fails to see how a presently quiet rural property, or the “heritage of the Town” is enhanced by allowing a new party location, potentially bringing light pollution and additional wear and tear to Wheeler Road.
5. The AHD does NOT necessarily have a connection with farmland preservation. It requires a small amount of land to comply with, and there is no restriction on the landowner applying to go back to the previous zoning regulations.
6. Of greater concern is the loose flexible nature of the original AHD wording. To wit:
 - 5 houses can be built within the AHD (Although no additional units are proposed by these applicants)
 - There are no maximums on attendance to events
 - There are no restrictions on number or frequency of events
 - One hundred plus car parking lots are allowed without any of the requirements of a normal commercial establishment, i.e. drainage, oil-water separators, etc.

POLICE COMMISSION – Comments below. [Dated: 12/14/23]

Paul Cerullo from Maple Lawn Farms addressed the Police Commission regarding the application to host events on the property. He noted that there is a new parking layout 350 ft well line to event area, and events on the Farm will not hold more than 200 people. Chief DeGrosso added that Paul has been very responsive. Chairman Turner added that the investment to the property is spectacular.

TOWN ENGINEER – Comments below. [Dated: 12/10/23]:

I have reviewed the plan entitled: “Maple Lawn Farm 343 Wheeler Road Stonington, Ct., Date: 11/1323” by Mercer Bertsche Vernott Architects and Zoning Text & Map Amendment application form including letters, narratives and supporting documentation and offer the following comments:

1. The report states that the site has capacity for parking without any additional “hard surfaces, asphalt, concrete or slab planned”, however parking and transport for over 137 vehicles will affect the nature of the stormwater drainage. Please plan to submit (with Site Plan Application) a stormwater drainage analysis in accordance with the Town of Stonington Zoning Regulations. The stormwater analysis shall be designed to meet the criteria outlined in Section 3 of the “Town of Stonington Technical Standards for Land Development & Road Construction” including Water Quality Volumes (WQV) in accordance with the State MS4 Permit. These elements of design are

necessary to mitigate any adverse “run-off” impacts or impairments to adjacent\downgradient Town roadways and\or receiving waters, wetlands, etc. Stormwater Analysis and mitigation efforts (BMP’s) to be designed by a State of Connecticut Licensed Professional Engineer.

2. Consideration of a Traffic Study for comparative analysis of the Zone change and verification of site distance at the intersection of the driveway with Wheeler Road.

In review of the aforementioned application, mapping and report, I recommend action be taken by the commission as it relates to the engineering perspective.

TOWN ENGINEER (CLA ENGINEERS, INC.) – Comments below. [Dated: 12/29/23]:

We have reviewed materials submitted for the above referenced Zoning Map Amendment and find that detail related to the requirements of Section 15.7 and 16.3.2 are missing as follows:

1. Section 15.7 – Item A, B, C, D, G, J, K, M, N & O.
2. Section 16.3.2 – Subsection B, C, D and E.

TOWN SANITARIAN (LEDGE LIGHT HEALTH DISTRICT) – Comments below [Dated: 12/19/23]:

I have the following questions/concerns in respect to the onsite subsurface sewage system and well:

1. Will the portable toilets be provided for ALL the proposed activities and events?
 - a. What or from where is their water supply?
2. Where will the farm to table production and cooking classes take place? In the home kitchen?
 - a. Up to how many people will be allowed to attend these classes?
3. What is the water source for the caterers?
 - a. Where will they dispose of their generated waste?
 - b. Where will they wash their hands? They cannot use the portable restrooms for this activity.
4. Where will the art classes take place?
 - a. Will there be washing of paint brushes in a common sink connected to the onsite septic system?
 - b. Up to how many people will be allowed to attend these classes?
5. Where will the cultural classes and seminars take place?
 - a. Will they be using the portable toilets or the onsite facilities?
6. LLHD is unaware that a bed and breakfast is currently in operation at this address. A review was not conducted to approve this change in use and the potential impact on the onsite septic system.

The answers to the above questions shall be provided along with a completed B100a application (enclosed) prior to an approval from Ledge Light Health District.

ZONING ENFORCEMENT OFFICER – Plans should be updated to show current 100’ wetland upland review areas. [Dated 11/22/23]

FIRE DISTRICT MARSHAL (PAWCATUCK) – I have reviewed the application and gone to the site to do a walk thru with Paul. He explained his plans for the project and he meets all me expectations for access in the

case of an emergency. He has provided a water source and ample access for fire suppression. So, I fully support the project if you need anything else, please feel free to contact me. [Dated: 12/19/23]

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS – Based a review of the material provided, I have determined that the proposed amendments are not likely to have a negative inter-municipal impact. [Dated: 12/19/23]

TOWN OF WESTERLY – Awaiting comment.

Town Planner Comments

The application proposes a Zoning Map Amendment (ZC) from the existing RR-80 and GBR-130 Zones to the Agricultural Heritage District (AHD). The process described earlier covers the elements of review the Commission must consider when making a decision on the proposed application. In addition to those elements required to establish the Zone, the applicant must then follow the following steps:

1. Establishment of District (**Current**)
2. Development of Master Plan (**Current**)
3. Development of Site Plan
4. Receive a Zoning Permit
5. Receive a Building Permit

The Town Engineer and its agent, CLA Engineers, Inc., note that particular items are missing from the application set as required under ZR §15.7 and ZR §16.3.2. It would be the determination of the Commission whether the provided narrative and details are sufficient, required, or require a waiver. Detailed design elements are typically reviewed and discussed in greater depth in review of the Site Plan Application (SPA). Town staff has no additional comments on the conceptual site plan outside of those shared in the Response Summary.

The Conservation Commission (CC) reviewed this application at its regular meeting on December 11, 2023. It was the opinion of the CC that the proposal did not meet the intent of the AHD Zone, as captured through their meeting minutes and included in the Response Summary. It is the opinion of Town staff that the CC operated outside the scope of their review, as defined in [C.G.S. Section 7-131a](#), in making such a determination. Although the CC may make recommendations to the Planning and Zoning Commission on proposed land use changes, such recommendations should be related to the “development, conservation, supervision and regulation of natural resources, including water resources, within [the Town’s] territorial limits.” The determination of whether a proposal meets the Purpose defined in ZR §10.5.1 and meets the Conditions for Approval under ZR §10.5.3 is solely reserved for the Planning and Zoning Commission.

Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. The applicant shall address outstanding comments from Ledge Light Health District prior to submitting a Site Plan Application.
2. The applicant shall address outstanding comments from the Town Engineer, its agent, and the Zoning Enforcement Officer with the submittal of the Site Plan Application.

Commission Action Required

The Commission is required to make a determination on the following items:

- A decision concerning consistency with the Plan of Conservation and Development (POCD)
- A decision concerning consistency with Zoning Regulation §10.5
- A decision concerning the Zoning Map Amendment (ZC) application



RECEIVED

2023 NOV 16 P 4:21

ZONING TEXT & MAP AMENDMENT APPLICATION FORM

Please submit original and 15 copies of this application and relevant plans

FOR OFFICE USE ONLY

Application Number

PZ23297C

Receipt Date:

11/21/23

Application is for:

TEXT AMENDMENT

MAP AMENDMENT

Name of Applicant:

PAUL AND SHARYNE CERULLO
MAPLE LAWN FARM, LLC

Mailing Address:

343 Wheeler Rd

Telephone Number:

860 514 6696

Email Address:

CERULLO5@gmail.com

Any property owner or resident in the Town may apply to amend the Zoning Regulations or Zoning Map. All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

AMENDMENT TO ZONING MAP. Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es)

343 Wheeler Rd.
Wheeler Rd

Assessor's information:

Map

94
86

Block

1
1

Lot

4
4

Present Zoning District:

RR 80
GBR 130

Proposed Zoning District:

AHD

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:

Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY)

SEE ATTACHED

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.


Applicant Signature

10/18/2023
Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.


Applicant Signature

10/18/2023
Date

Included in these pages:

Application Paul and Sharyne Cerullo (Maple Lawn Farm)

Impact Statement

Proposed Usage and Frequency table

RealEstate impact statement

Grace Wheeler's Memories excerpt

Labrynth description

Duck Buddies

MBV Architect (Mercer and Bertsche) Property map

Photo – overall property location

Photo Buildings and grounds

Photo- Parking and event set up

Photos - signage

Paul and Sharyne Cerullo
Maple Lawn Farm
343 Wheeler Road
Stonington, Connecticut 06378

Events: Maple Lawn Farm would like to host cultural classes, seminars, farm to table production and cooking classes, art workshops, weddings and small dining events as well as non-profit community fundraising events.

Maple Lawn Farm sits on 37 acres surrounded by over 90+ acres of open space plus additional set backs on the south, west, and north boundaries which was at one time part of the 600+ acre historic farm property. The farm dates back to 1687 with a land grant to the Wheeler Family by John Stanton. Two generations of the Wheeler family served as town historians, Judge Wheeler serving as the High Sheriff of New London County and his daughter Grace Dennison Wheeler who wrote numerous books about the area to include historical writings detailing the Wheeler homestead. Maple Lawn Farm encompasses both sides of the road at 343 Wheeler Rd. The farm presently has pasture fields, fenced paddocks, produce fields with a small greenhouse, livestock, and unique and endangered water fowl. These uses would continue and may expand to include local farm produce, eggs, jelly, and/or a farmstand.

We would like to host other events at the farm so that all community members can enjoy the beautiful historic property. We have been improving the property and grounds over the past 20 years and have restored the original farmhouse, which dates to 1735 and have built stables and a large barn which can function as indoor space in case of inclement weather. Adequate outdoor space is available to the west of the barn to accommodate a large tent for events. All events would be catered. Portable, rolling restrooms would be brought in for these events. Power and water is already positioned to support these high-end bathrooms. Weddings usually would be 100-200 guests, fundraisers may be 200 people, while other seminars, classes, and events would be considerably smaller. These may include culinary arts demonstrations, wine and beer tastings, theater classes, arts demonstrations, and writing seminars.

Parking and Staffing: Proper staffing will be in place for all events. We plan to work with our local restaurants to provide service for this alternative event space. These restaurants have the experience and appropriate procedures and staffing in place to produce such events. There is an abundance of field and grass areas to accommodate cars and a large tarred surface for all service vehicles. There are two drives into the property, which will ease traffic, and we expect larger events (ie. weddings) will utilize shuttles from the local hotels thereby minimizing the number of vehicles on local roads and parking areas. Attached please find a parking plan for 137 spaces in the north side of the main tent location. Additional parking can be accommodated in the 2 ½ acre west field if needed. Smaller events such as educational, culinary, or arts programs can be hosted on the current stone patios located between the historic homestead house and the barn in a 60' diameter event tent on the adjacent lawn.

Event Guidelines will require all participants to behave as good citizens and neighbors to the community. We will limit music to zoning regulations set by the town and music will

end by 10 pm. Trash and all debris will be removed from the property within 48 hours after an event.

Schedule of Events: There is no schedule for the number of events as we do not know exactly what the demand will be for weddings, and special events. We also plan to continue to host bed and breakfast style stays and apartment rental in the existing buildings meeting all codes and zoning rules and regulations. Again, the main priority of the property would be to continue the farming operation i.e. the agriculture and animal husbandry activities at the farm, while preserving the historic farm property.

The first 10 years were dedicated to the improvement of the fields and rebuilding of the stone walls and reclaiming of the original ice pond as a trout pond with a functioning spillway enhancing the ponds ability to support a variety of bird and mammal wildlife. It also supplies a significant reserve of water for the fire department's use as there are no hydrants on Wheeler Rd. In the past the fire Department has held pumping drills in the spring and summer, a practice we plan to continue.

The past 13 years have been dedicated to the complete restoration of the main house. Much of the original architectural features are carefully reintroduced throughout the house with all the original timber frame and approximately 170 ton center chimney of stone harvested from the initial 200 acres of deeded property to Issac Wheeler from John Stanton in 1687. The capacity of both deep wells and the septic system are more than adequate to support both the agriculture and the proposed events.

The most recent addition to the historic Wheeler homestead is the stone labyrinth with its 7 pathways to the center stone. All the larger stones, some 60 ton of which came from clearing the north field and the purchase of 48 ton of pea stone needed for the walkways make for a meditative walk adjacent to the colonial ice pond. Assisting in the design and construction of the labyrinth was Elizabeth Stanton, a direct descendent of John Stanton. A dedication is planned to include a plaque with the names of the enslaved and indentured, as well as the Stanton and other descendants who played an integral part in the building of the Wheeler Homestead dating from colonial days.

AHD 343 Wheeler Road

Reason for requesting map amendment:

The 37-acre property has always been used as a farm of some sort, livestock, cows, horses, sheep, chickens. Corn, hay, produce, etc. The map amendment will allow us to preserve the homestead while allowing us to financially support Maple Lawn Farm in accordance with our Master Plan. This plan includes continuing with livestock and endangered water fowl propagation and agricultural farming such as hay, corn, and produce. The existing facilities are adequate both in square footage and utilities to accommodate the proposed use change. The main barn can serve as an indoor alternative in inclement weather for events like tented weddings, community events, fundraisers for local non-profits, farm to table dinners and small functions. There are also grassy areas for parking and tarred surfaces for service vehicles and staging. The property is currently in a residential district GBR130 and RR-80 and occupies both sides of Wheeler Road. The property is less than 2 miles off exit 91 on Route 95. There are two drives onto the property and although the property is 37+ acres it is enveloped by over 90 + acres of open space which was deeded as such by the previous owners. The AHD will allow us the diversity to maintain the land as a farm while preserving the historic value of the property. This proposal conforms to the requirements of Section 7.24.6 of the Zoning Regulations.

8.8.2.1. Municipal Impact

1. Additional tax revenue will be generated for the town through business activities at the farm, wedding venue, events, and dinners
2. There should be no additional municipal costs or burdens to the town
3. No water, sewer, or school services will be impacted
4. Ancillary services may be generated such as restaurant and catering facilities, hotel and visitors to local attractions. Local businesses will benefit with the necessary needs of the attendees, i.e. transportation, hotel, dining, shopping and tourism

8.8.2.2. Public Safety and Traffic

The property is located less than 2 miles off exit 91 on Route 95 and has a long driveway which leads to ample field parking at the rear of the buildings.

8.8.2.3. Public Works

1. Property has adequate drainage systems in effect, no impact
2. Lighting will not affect any other properties as wooded buffer and topography on all sides as well as the farm occupies both sides of the road
3. Parking is safe and behind buildings in the fields, see drawings
4. There is plenty of capacity for wastewater systems and utility systems as they were designed to handle growth
5. Two deep wells provide adequate fresh water needs for both agriculture and domestic requirements

8.8.2.4. Cultural, Aesthetic or Heritage

1. The main homestead building and landscape have been in place for approximately 290 years. The land was deeded to the Wheeler family in 1687. All buildings since have been approved by the town and properly permitted.

2. The heritage of the town will be preserved as we continue to revive and maintain the historic homestead, which was built in 1735 and documented in the historical writings of Grace Dennison Wheeler and other historical publications. Two generations of Wheelers have served as town historians and Judge Wheeler served as the High Sherriff of New London County. A dedicated space on the farm for a walking labyrinth serves to honor and describe the previous occupants of the land, which include the Pequot people, the enslaved and indentured servants, as well as the Wheeler family. In her book, *Grace Wheeler's Memories*, Wheeler references these occupants, all of who were connected to, and tended, the land over the past centuries.
3. This project is compatible with public views and the neighborhood as it sits off the road and is self-contained. It will allow for cultural events while keeping the quaint small town aspect of Stonington
4. This project will preserve the Farmland and may prevent possible housing development
5. This project will help to preserve an historic property
6. This property preserves old stone walls and fields, which hold archeological significance
7. The old ice pond on site was expanded with the permission of the town and provides the only water available to the fire department who occasionally hold pumping exercises for the volunteer fire fighters

8.8.2.5.

1. No views will be affected
2. No wetlands, aquifers, or watersheds will be impacted
3. Animal and natural habitats have been maintained
4. Landforms have not been changed, only revitalized
5. Production of various crops such as hay, corn, vegetables and flowers will continue to be produced
6. Air quality will not be affected
7. A second deep well was drilled to provide additional water for expanded agriculture and domestic needs

There are no additional hard surfaces, asphalt, concrete or slab planned. The existing gravel roadway on the north side of the house and the asphalt circular driveway are more than adequate for both traffic pattern and the ability to handle truck and equipment loads. Signage will be typical to colonial wooden plaques and will hang from iron hardware. Lighting will allow for safe walking and parking zones and tents. We will have lighted space appropriate for the event meeting all existing codes. At this time, with the exceptions of improving the colonial barn foundation, (which currently serves as a vegetable garden) we plan to construct a step down green house on the existing footprint. This structure will be built using the existing barn timbers and chestnut materials harvested from the colonial structures. There are no additional structures planned at this time.

Impact Statement

Request for waiver of expert opinions

Explanation:

The proposed event site/ facility (ie tents and existing barn) at Maple Lawn Farm is currently situated in the center of the 37 acre property. The site is surrounded by a mature stand of hardwoods, pastures, trout pond, and an additional buffer of 100+- acres of woods/open space which currently exists and creates a more than adequate sound barrier and visual screening from all sides.

The town has recently repaired all culverts under Wheeler road and improved all run off pathways and has been newly paved. The traffic count is relatively low and Wheeler Road would have no problem handling an additional 100 plus vehicle event.

Parking : All parking would be behind the existing buildings on fields. The preliminary site is approximately 37 acres and is not visible from the road. Any overflow can be accommodated.

Drainage: No impact on aquifers, no wetland issues, and current culverts under Wheeler Road would not be impacted as they adequately drain rainfall and fall and winter runoff from all of the uplands,

Traffic: There likely would be little to no impact on the community, as the property is in close proximity to Route 95 .

Noise: The property is set back from the street, and occupies both sides of the street. The property is surrounded by zoned open space.

Maple Lawn Farm, LLC
Paul and Sharyne Cerullo, trustees

| Location | program type | frequency | max # guests | management | music |
|--------------------------------|--|-------------------------|-------------------|--|---|
| fields and hoop houses | vegetables flowers | seasonal daily | n/a | normal hours | n/a |
| pastures | livestock (ducks, birds, chickens, rabbits, goats, beef cattle, etc) | daily | n/a | normal hours | n/a |
| Barn grounds and tents | small gatherings weddings | as requested | 50-200 | not before 10 am not after 11 pm parking on premise services provided | weekdays until 9 pm Fri/ Sat/Sun during events 10 pm |
| Main House | residential rental b 'n b | as requested | per bedrooms 2 | normal hours | n/a |
| Guest house | rental b 'n b | daily / or per event | per bedroom 2 | normal hours | n/a |
| outbuildings enclosed barns | wine and beer tastings vegetable stand craft , art, and theater workshops and exhibitions | seasonal | 100 | as requested outside vendor not before 10am not after 11 pm | until 10 if applicable |

Events may range from 25 - 200 persons. Events held in tents or inside barn buildings which are located on the interior of the property not close to neighboring properties. The farm abuts open space on three sides. Winter activities may tend to be smaller and indoor events.

February 9th, 2023

To Whom it May Concern,

Per request of the applicants Paul and Sharyne Cerullo, the following is my professional opinion on the municipal impact on the proposed master plan, for Maple Lawn Farm; including, data from 2020, CTDOT Maps, and as outlined in the ZONING REGULATIONS – TWENTY-SEVENTH EDITION.

8.8.2.1. Municipal Impact

1. Additional tax revenue will be generated for the town through the business activities proposed; as well as, by increasing revenue and supporting local businesses, with no foreseen impact on town services. Not to mention the preservation of farm land, open space, and critical local food security for the town's population. Under the current zones, the land could be developed with 6 structures but with approval of the AHD zoning the land will be preserved with no more than 5. Furthermore, "the agricultural enhancement and protection of Agricultural Heritage Districts are intended to preserve Stonington's cultural landscape, ensure the continuation of the agricultural industry by creating opportunities for locally produced food, protect the historic agricultural character and scenic resources, maintain long-term viability and sustainability of farmland by permitting flexible economic use, and provide an alternative to the undesirable conversion of agricultural lands to residential subdivisions which is exactly what the application proposes.

2. There are no additional municipal costs or burdens to the town, expected. No additional school-aged children are expected to be added to the district, with the proposal for amendment to AHD (Architectural Historic District) forecasted. No impact to current traffic numbers and patterns are forecasted, as it is anticipated that the majority of event guests will arrive via group transportation (bus or shuttle) that is provided by local overnight guest accommodations. Those that do not utilize such group transportation will arrive, likely in groups of 2 or more, in their private vehicles. The primary routes to the applicant property on Wheeler Rd, is along existing State and Town roads, particularly Pequot Trail Rd (Route-234), and Taugwonk Rd, all of which are adequate to accommodate a maximum of 100 additional vehicle trips on event days (<50 vehicle trips to the property in advance of an event, and <50 vehicle trips from the property after an event.)

2(cont.). The AADT (Annual Average Daily Traffic) of 1,100 on Pequot Trail Rd in 2020, and AADT of 8,100 Taugwonk Rd, is sufficient to handle traffic counts to and from comparable established and operating venues, Stonington Vineyards, Deans Mill Farm and Pequot Trail Golf Club. All, with similar peak hours of parking utilization, similar peak traffic volumes and times, and similar vehicular flows between throughways, as proposed by the applicant. If the Planning & Zoning Commission or the Stonington Department of Public Works think it beneficial to improve directional signage from Taugwonk Rd, to Wheeler Rd, and along Pequot Trail Rd (Route 234), to aid in wayfinding, the applicants are willing to work with the respected municipalities, Town or State, to accomplish that end result.

The current and future structures and improvements have been designed to maintain the rural and agricultural nature of the subject property, to the greatest extent possible. Any future proposed improvements will not be visible from the adjacent properties, other than by the applicant themselves, and therefore will have no immediate impact on the neighborhood, in terms, of intensity, density, or scale of use or in architectural design. The improvements made and proposed, serve to enhance the property by ensuring that the resultant uses are for safe events, guests and for food/beverage vendors, creating no negative impact(s) on neighboring properties, adequately protects the overall ecosystem, and is accessible and used for training by emergency personnel. Lastly, the proposed use will not cause any unreasonable pollution, impairment or destruction of the air, water or other natural resources.

3. No water, sewer, or school services will be impacted, as no school aged children will be added to the current services, by the proposed master plan and intended uses, as set forth in the application.

4. Ancillary services may be generated such as restaurant and catering facilities, overnight accommodations, local breweries, service industry professionals, and agricultural pathways, to name a few. The flexibility in zone AHD, will allow for the applicant to attract visitors, appeal to a larger market, enhance the experience and stay at other local attractions. Local businesses will benefit from the needs of the attendees, i.e., transportation, hotel, dining, shopping, and tourism, in turning increasing municipal revenue.

BERKSHIRE New England
HATHAWAY Properties
Home Services

5. In the farm's pre-existing condition, "The location, uses and layout, conform with the intent of, goals and objectives contained in, the Plan of Conservation and Development. "

Should you require anything further, please feel free to contact me via the information below.

Sincerely,

Sarah E. Turner
REALTOR®
Berkshire Hathaway HomeServices New England Properties
2 Williams Ave.
Mystic, CT. 06355
860.501.0551
SarahTurner@bhhsne.com

REFERENCES

My Home *

WILL YOU COME WITH ME to the scene of my story in Stonington, in the very southeast corner of Connecticut, and view the land belonging to my ancestors since 1687? It was purchased then from Captain John Stanton and others by Isaac Wheeler, son of the pioneer Thomas Wheeler, and it has descended ever since in direct line up to the very present time.

Five and six hundred acres or more were often owned by one man and cultivated in several ways, as must needs be to provide for a family of the usual twelve to fifteen children, besides as many more Negro men and women. In the inventory of Thomas Wheeler (grandson of the pioneer) fifteen Negro slaves are mentioned by the various names of Quash, Juno, Cab, Caesar, Scipio, Hagar, Flora, Chloe, Phyllis, Pharaoh, and several others.

With all these mouths to feed plenty of land must be put under the old wooden plow so that many hundreds of bushels of Indian corn, beans, wheat, rye, oats, and barley should be raised for food; thousands of pounds of cheese and butter made, and great quantities of tallow prepared for the "dips," that the house might be lighted. There was flax and hemp to be sowed and afterwards made into punnels in the swingle, or left in the bundle, not cleansed, in preparation for spinning, weaving, and making the cloth for all the large family. On the land in summer grazed many cattle and a horse for every son and daughter, for this same inventory mentions 108 neat cattle, 184 sheep, 125 swine, and 23 horses. Farming was then carried on by many on a large scale, and it must have taken much forethought and care to maintain these large households.

*Grace Wheeler's Memories 1948 Pequot Press

About the Seven-Circuit Walking Labyrinth

This labyrinth was designed by Jessica Cerullo with the assistance of Elizabeth Stanton, a direct descendant of Thomas Stanton. Paul Cerullo built the sixteen foot stone center and oversaw the installation of the seven circuit crushed stone pathways. The labyrinth was assembled by the Cerullo family with the help of community members throughout the summer of 2022. The surrounding beds of lavender and wildflowers are the result of Sharyne Cerullo's vision and care.

Central to the process of building this labyrinth was researching the land and its many stewards. The maple trees planted in the surrounding grove reference Maplelawn Farm, so named by the Wheeler Family whose purchase of this land dates back to 1687 when Isaac Wheeler bought it from Captain John Stanton. Stanton's father, Thomas, was one of the first Europeans to encounter what is now Stonington. The property, deeded to the Stanton family by the King of England, is the ancestral home of the Pequot people and is unceded land.

While some lived and worked on this land by choice, others did so as the result of enslavement or indenture. Quash, Juno, Cab, Caesar, Scipio, Hagar, Flora, Chloe, Phyllis, Pharaoh were the names given to some of the enslaved people who were brought here in the late 1600s. In the late 1700s, New London and Stonington were the largest slave holding towns in the state. In 1848 Connecticut was the last New England state to abolish slavery. A poor house was built nearby in the early 1800s and remained until the 1950s. The Wheeler family took in children from this "house" as well as from the community. In exchange, those individuals tended to the household and land. Among the indentured was Mary, a Pequot girl and Gladys Sebastian Hazard, a member of the Eastern Pequot Tribal Nation.

In the years preceding the assembly of the labyrinth in 2022, stones were collected to build the labyrinth from around the property. Many were dug up from piles buried along the perimeter of the old stone walls that delineate the fields. As we dug to uncover these stones, we had good reason to imagine they were cleared by the enslaved, indentured, and hired hands of the past. These stones, later carried to the grove, have been reconfigured to outline the labyrinth's path.

Duck Buddies

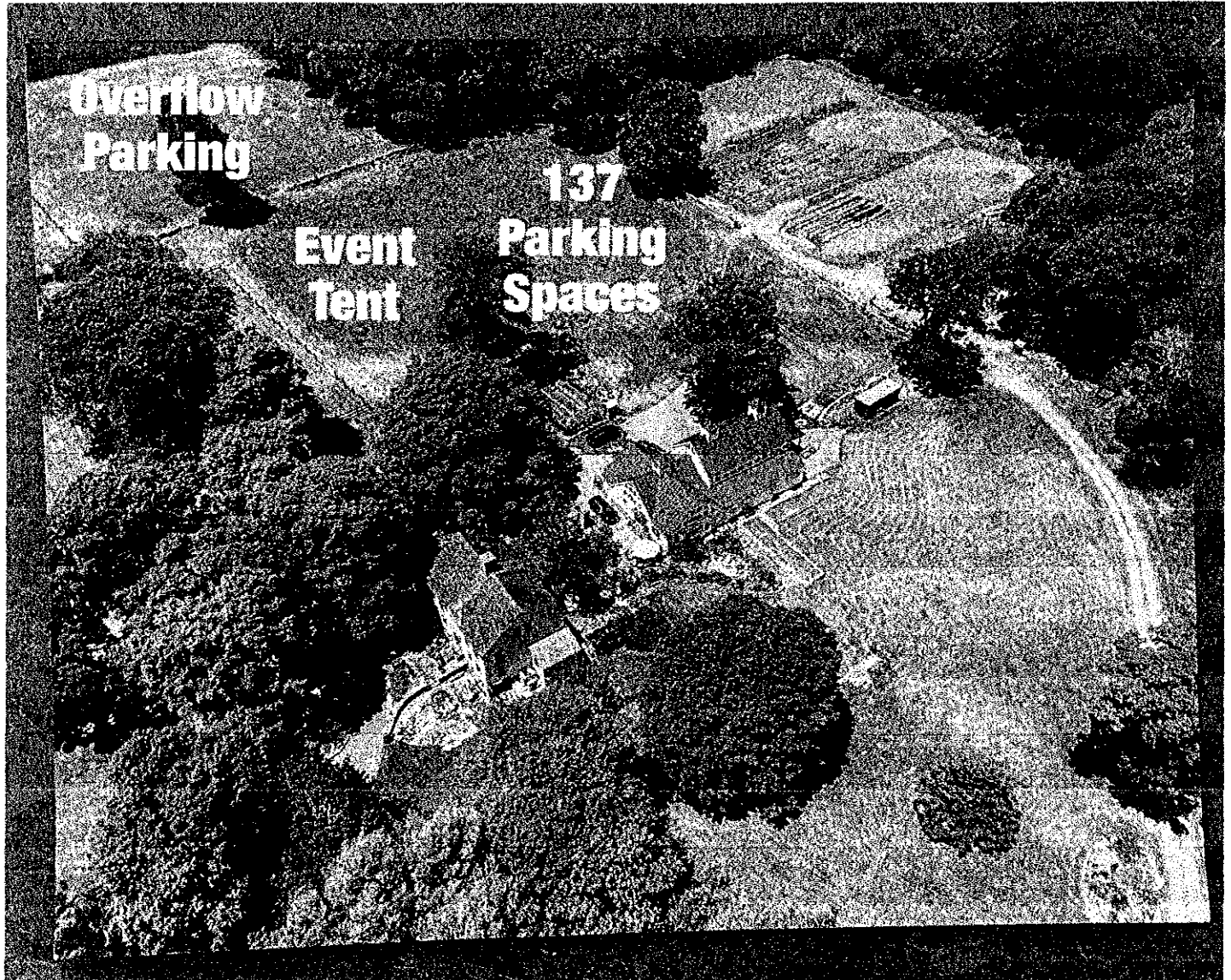
The birds we raise at Maple Lawn Farm are all of a special nature. Some are endangered of being lost to time. Others are unique projects aimed at furthering the understanding of domestic Mallard derived duck color genetics. Over the years there have been a handful of notable breeds raised on the farm. Currently we are working with six:

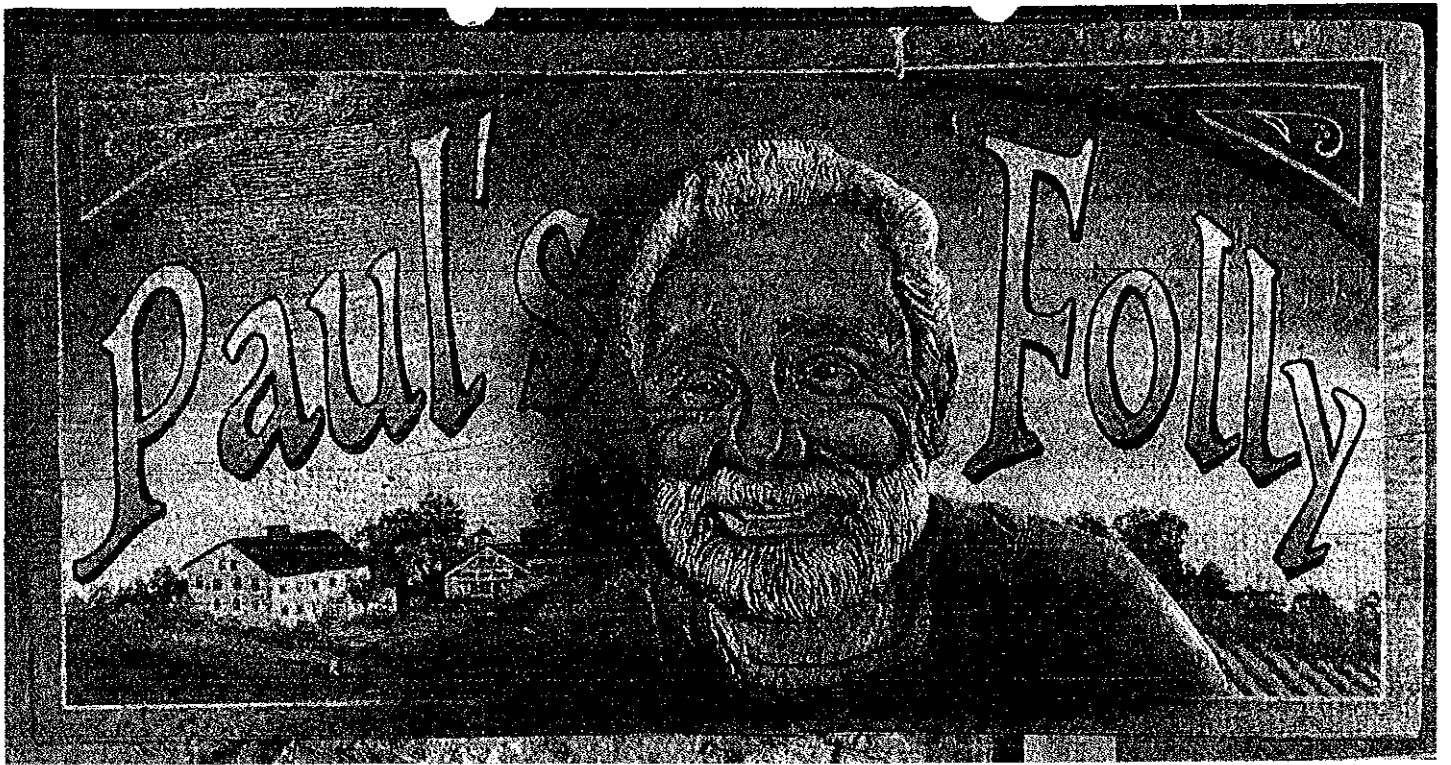
1. **Cotton Patch Geese:** These were the first to domesticated geese to be in developed in the United States. Derived from geese brought by settlers, they adapted to the land and became a separate breed from the European descendants. The name comes from their utility background of keeping cotton patches free of weeds and pests in a time before herbicides and pesticides. This was just one use they were put to in addition to providing eggs, meat, feathers for bedding and keeping lawns at an acceptable height were a few others. They were the most common all purpose birds of their time. After industrialization the use of geese to maintain farm and yard became less common. Cotton Patch Geese became all but lost in recent years. There have been efforts to locate small groups of this breed for recovery. Their population standard was listed as critically endangered with the livestock conservancy until a 2022 survey found they are enough breeding bird to change the status to “threatened level.” The difference between the two levels is just 500 birds. We have contributed to the conservation efforts continentally. Along with boosting the number in New England. Our stock is completely comprised of Geese from the Walker line and has great genetic diversity for bird in a single line. The original ganders from our gaggle comes from a farm in Massachusetts. The geese were imported from Washington State. Obtaining stock in this manner has insured genetically strong birds that contribute to the recovery of the breed.
2. **Cayuga Ducks:** Cayuga are a medium size completely black duck that gets its name from the place in New York where the duck originated. Historically they are black although there are a couple other color variants that have been developed over the last few decades. The first being blue and silver in the 1980s. Dave Holderread created this beautiful strain with the addition of the incompletely dominant blue dilution gene. One gene dilutes the standard black color to the steele blue, two genes further lightens them to a grey color, called silver. The females of both colors are shades lighter than the males, with the silvers appearing almost white. The second color variant is known a chocolate and it was developed in recent years by Glen Drowns. His introduction of brown sex-linked dilution genes to the standard black created a strain of chocolate colored birds. The blue, silver and chocolate Cayugas we raised were obtained from Glen and shipped in from his farm in Indiana. We have done further work with the Cayugas to develop a lavender color in the breed here at Maple Lawn Farm. Utilizing the correct combination of genes already present in the rare

strains of the breed allowed from a light purple variation of the ducks. The process took five years to perfect and in 2022 we began offering them to other breeders.

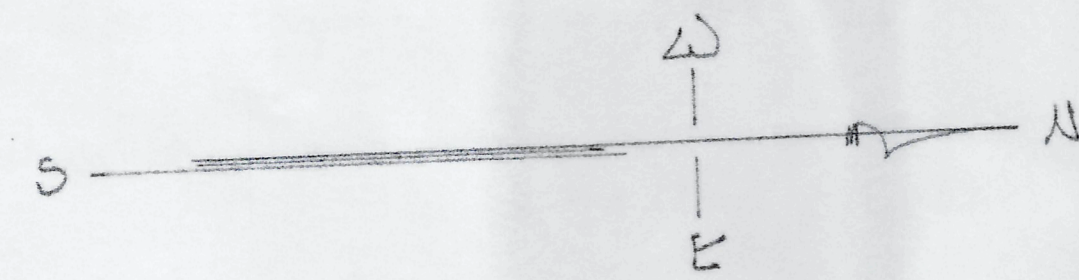
3. **East Indian Ducks:** The East Indian Ducks, much like the Cayuga, are historically black birds. They appear as miniature versions of the larger Cayugas. They also have a much rarer variant with blue tilted genes. We raise them in black, blue and silver. Our original stock came from the renowned Duck Creek Farm in Montana and was mixed with birds sourced from Connecticut and Massachusetts for increased genetic diversity.
4. **Aztec Ducks:** This breed was developed by Dave Holderreed long ago and were thought to have disappeared. A small breeding flock was discovered in New Hampshire recently. We obtained a small group of these birds from the people leading the recovery effort and have added quite a few of them to the world. Of the two colors they came in only one remains. We have developed a second strain of these birds in the secondary coloring independently of others working to the same end. This is a very popular miniature duck breed. Their calm temperament and beautiful coloring make them highly sought after.
5. **Miniature Silver Appleyard Ducks:** These birds are a bantam duck that have a similar appearance to the full size Silver Appleyard. As of yet there have not been any imports of the miniature breed to North America. These were developed here and given the same name as their European counterparts. They differ in size shape and color to them. Our version is a bit smaller and carries genes that further lighten their plumage. They are an uncommon, visually striking, tiny duck.
6. **Pachaug Forest Duck:** Pachaug Forest Ducks are a breed we have developed. They are a bantam duck similar in size to the wild mallard. When creating them, the goal was to have a smaller domestic duck with unique coloring that was suited to living in the swampy environments of the Pachaug State Forest in Connecticut. They come in black, blue and silver variations. With the addition of a rusty coating. The breed is hearty and prolific.

These are the breeds that are currently being produced on the farm. We hope to continue to evolve our stock, take on new recovery efforts and to continue researching and developing new colors.









n/f STONINGTON ACRES ASSOCIATION

NOTE: PARKING AND EVENT TENT LAYOUT BY MBV ARCHITECTS 1-19-23 revised 10-18-23



NOTES:

1. ENTIRE SITE IS WITHIN AN R2-60 ZONE. MINIMUM LOT AREA = 80,000 SF (REAR LOT = 100,000 SF) MINIMUM FRONTAGE = 200 FT. YARDS: 50' FRONT, 25' SIDE, 50' REAR.
2. LOT LINES ARE APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATION WITH FINAL SUBDIVISION DESIGN.
3. NO NEW STREETS ARE TO BE BUILT AS PART OF THE SUBDIVISION.
4. LOT NO 3 WILL BE RESTRICTED TO NO BUILDING.
5. LOT NO 1 WILL REQUIRE WETLAND CROSSINGS TO PROVIDE ACCESS TO BUILDING AREA.
6. WETLAND BOUNDARY SHOWN IS AS MARKED ON RECORD BY NEW ENGLAND ENVIRONMENTAL SERVICES.

n/f STONINGTON ACRES ASSOCIATION

n/f STONINGTON ACRES ASSOCIATION

PROPOSED GRAVEL DRIVEWAY - 20' WIDE. REPLACE STONE CULVERT WITH TWIN 24" RCP CULVERT - 32' LONG. EACH 32' LONG RCP CULVERT IS TO HAVE FLARED END SECTION

EXISTING STONE CULVERT CROSSING, 12' x 10'

STANTON SIMK, JR.

MICHAEL P. & LINDA J. MCCOED

JENNIE D. & JANE E. WOODS

JOSEPH, JR. & ELIZABETH HENRY

n/f ADIRONDACK CONSULTING LLC

PLAN TO ACCOMPANY APPLICATION BY KATHY AND COLT BAGLEY WHEELER ROAD STONINGTON, CONNECTICUT SCALE: 1" = 100' NOVEMBER 1985 DICESARE-BENTLEY ENGRS., INC. GROTON, CONNECTICUT

REVISED FEB. 4, 1986

PLAN MODIFIED BY MBV ARCHITECTS ON 1-19-23 and 10-19-23 SHOWING PARKING LAYOUT AND EVENT TENT LOCATIONS

- ⊕ INDICATES DEEP TEST HOLE
- * INDICATES PERCOLATION TEST HOLE



PARKING MAP SCALE: 1" = 100'

Mercer Bertsche Vernott Architects P.O. Box 619 135 Rt. 27 Old Mystic, CT 06372 info@mbvarchitects.com (860) 536-0632

MAPLE LAWN FARM 343 Wheeler Road Stonington, Ct

SITE PLAN

date: 11/13/23 revision:

A1.2