



Town of Stonington Architectural Design Review Board

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Agenda items are on file for
public review at Stonington
Town Hall.

HYBRID MEETING AGENDA

Monday, January 9, 2023 – 6:00 PM

MEETING TO BE HELD IN PERSON

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

1. Call to Order
2. **ADRB 22-12** Review of Approved Planning and Zoning Commission Application PZ2231SUP – Special Permit application for modifications to approved application PZ2017SUP. Current application includes construction of a 5 story 70 unit age-restricted apartment building (reduced from 82 units) with 90% of the units leased as Affordable Housing pursuant to CGS 8-30g. Proposal includes associated parking, stormwater management, utilities and landscaping. Properties located at 27 West Broad St. & 15 Coggswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5. Applicant – Winn Development Company LP. Owner – Frank DeCiantis Trustee & Frank DeCiantis. *Review of modifications based on ADRB's 11/14/22 comments.*
3. **ADRB 22-11** Review of Planning and Zoning Commission Application PZ2229SPA & GPP – Site Plan and Groundwater Protection Permit applications for construction of a 4,500SF retail convenience store with drive-thru window, a 5,625SF retail building with associated parking and site improvements. Property located at 376, 380 & 384 Liberty St., Pawcatuck. Assessor's Map 18, Block 5, Lots 1-4. Zone CS-5. Applicant / Owner – Amera-UZ, LLC
4. **ADRB 22-15** Review of proposed reconstruction of marina hotel building. Property located at 830 Stonington Rd., Stonington. Assessor's Map 57, Block 2, Lot 11. Zone MC-80. Applicant John B. Torello, AIA / Owner – Lockwood Coveside Marina, LLC.
5. Review of Meeting Minutes – 12/12/22.
6. Adjournment

INSTRUCTIONS TO JOIN REMOTELY VIA WEBEX:

Meeting number (access code): 2330 778 2421

Password: phJZAQJS773

Meeting link:

<https://townofstonington.webex.com/townofstonington/j.php?MTID=m5c8b41c1534e95442ead92be72e80609>

Join by phone:

+1-408-418-9388 United States Toll

Join by video system:

Dial [23307782421](tel:23307782421)@townofstonington.webex.com

You can also dial 173.243.2.68 and enter your meeting number