



**Town of Stonington
Planning and Zoning Commission**

AGENDA

REGULAR MEETING

TUESDAY, JANUARY 16, 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 Brisette

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 Brisette (Seated 10/3/23)
 - c. MaryEllen Mateleska (Seated 11/21/2023)
3. Minutes:
 - a. #1746 – January 2, 2024
4. Public Comment:
5. Correspondence:
6. Reports:
 - a. Staff
 - b. Commission
 - c. Zoning Enforcement and Violations
 1. Zoning Enforcement Officer Report – Dec. 2023
 - d. Administrative Review
 1. **C.G.S. 8-24 Review: Circus Lot** – Request for review and report for the potential purchase of 29 Noyes Avenue (M/B/L: 1-3-1) by the Town of Stonington pursuant to C.G.S. 8-24.
7. Old Business:
 - a. **PZ2333CAM St. Edmunds Retreat (K. Nielson)** – Coastal Area Management application for the repair and restoration of the existing shoreline structures and landward seawall at St. Edmunds Retreat on Enders Island. Property located at Enders Island, Mystic; M/B/L 178-1-1. Property is located in the RC120 Zone.
 - b. **PZ2334CAM Norwest Marine (K. Nielson)** – Coastal Area Management application for the restoration of existing marine support facilities. Properties are located at 1 River Road and 7 River Road, Pawcatuck; M/B/L: 5-6-20; 5-6-21. Properties are located in the RC-120 Zone and MC-80 Zone.

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STONINGTON PLANNING AND ZONING COMMISSION AGENDA

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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 sign-up 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.

8. 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 102 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
9. Future Public Hearing(s):
 - a. **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 continued to February 6, 2024.
 - 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.
Public Hearing continued to February 6, 2024.
10. New Submittal(s):
 - a. **PZ2335BR BG Ventures, LLC (E. Goodman)** – Bond Release/Reduction application for work performed under application PZ2125SUP & CAM. Property is located at 26 Old Stonington Road, Stonington; M/B/L: 153-2-3. This property is located in the GC-60 Zone.
11. Adjournment.