



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**Ben Philbrick**  
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Member

**Ryan Deasy**  
Member

**Gary Belke**  
Alternate

**Marjorie Selinger**  
Alternate

**Andy Meek**  
Alternate

Agenda items are on file for public review in the Stonington Department of Planning  
152 Elm Street  
Stonington  
860.535.5095  
dop@stonington-ct.gov

Stonington Board of Education District Office is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

## AGENDA

### Special Meeting

Tuesday, January 17, 2023 - 6:00pm  
Stonington Board of Education District Office  
40 Field Street, Pawcatuck, CT 06379

1. Call to order: 6:00 p.m.
2. Enter into Executive Session
  - The Planning & Zoning Commission will meet in executive session with member(s) of the Town Attorney's Office and Planning & Zoning Department staff to discuss the status of pending litigation, namely Allyn, et al. v. Town of Stonington P&Z Commission, pursuant to General Statute §1-200(6)(B), strategy and negotiations with respect to pending claims or pending litigation.
3. Re-convene from Executive Session: 7:00p.m.
4. Possible vote on settlement agreement related to pending litigation, namely Allyn, et al. v. Town of Stonington P&Z Commission.
5. Appoint Alternates:
  - Marjorie Selinger (seated 10/18/22)
  - Gary Belke (seated 11/1/22)
  - Andy Meek (seated 12/6/22)
6. Minutes:
  - #1713, December 20, 2022
  - #1714, December 27, 2022
7. Correspondence:
8. Reports:
  - A. Staff
    1. Discussion of Land Use Training Guidelines for Planning and Zoning Commission members.
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review

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23 JAN 13 PM 3:22

SALLY DUPLICE  
TOWN CLERK

## MEETING PROCEDURES

### PUBLIC HEARINGS

Public hearings are an opportunity for public participation during the review of a development proposal.

Applicants will make an initial presentation. The public can then speak "in favor," "in opposition," or under "general comments." A 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 will be scheduled for a public hearing at a later date.

9. Old Business:
  - A. **PZ2229SPA & GPP Amera-UZ, LLC** – 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.
  - B. **PZ2233CAM Jaclyn, Steven & April Martorelli (LRC Group)** – Coastal Area Management Review application for construction of retaining walls and a kayak launch. Property located at 33 Dubois Dr., Mystic. Assessor's Map 175 Block 4 Lot 10B/8. Zone RM-15 & RC-120.
10. Public Hearing(s):
  - A. **PZ2230RA Marc Lotti (Mystic River Farm, LLC)** – Zoning Regulation Amendment to remove the word "rabbits" from ZR 2.12 Prohibited Uses, in order to allow for the "keeping, breeding, and raising" of rabbits within the Town. ***PH continued from 12/20/22.***
  - B. **PZ2232SUP South Broad Realty, LLC (Meghan Delaporta)** – Special Use Permit application for a full liquor permit for on-site consumption in existing restaurant. Change of owner for restaurant business. Property located at 76 South Broad St., Pawcatuck. Assessor's Map 14 Block 2 Lot 11. Zone LS-5.
11. Future Public Hearing(s):
  - A. **PZ2234ZC, SPA & CAM Mystic Seaport Museum (C. Frost)** – Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for various exhibit relocation & expansion; alterations, improvements, repairs, ADA accessibility improvements, signs, and creation of a pocket park and a public water taxi dock. Properties located at 75 Greenmanville Ave., Mystic. Assessor's Map 173 Block 1 Lot 1 & other properties within the Seaport MHD zone. ***PH scheduled for 2/7/23.***
12. New Submittal(s):
  - A. **PZ2235SD Old Stoneridge, LLC** – Residential Subdivision application for the creation of two lots. Property located at 111-113 Montauk Ave., Stonington. Assessor's Map 131 Block 3 Lot 6. Zone RR-80.
  - B. **PZ2301SUP Fiore Properties, LLC (G. Costa & S. Reis)** – Special Use Permit application for a liquor permit for retail sales of beer in a convenience store. Property located at 116 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 8. Zone LS-5.
  - C. **PZ2302BR Mason Island Co. (Advanced Improvements, LLC)** – Bond Reduction/Release application for an Erosion & Sedimentation Control Bond#21-006 associated with PZ2009SUP & CAM application. Requesting full release of \$6,775.00. Property located at Great Marsh Rd., Mystic. Assessor's Map 180 Block 2 Lot 36F. Zones RA-20 & RC-120.