



Town of Stonington Planning and Zoning Commission

COMMISSIONERS

Ben Philbrick
Chairman

Fred Deichmann
Vice Chairman

Lynn Conway
Secretary

Charles Sheehan
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, February 7, 2023 - 7:00pm
Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
 - Marjorie Selinger (seated 10/18/22)
 - Gary Belke (seated 11/1/22)
 - Andy Meek (seated 12/6/22)
3. Minutes:
 - #1712, December 6, 2022 (reapprove)
 - #1716, January 24, 2023
4. Correspondence:
 - A. Property owner letter asking the commission to change the zoning district of 3 residential properties on W. Vine St., Pawcatuck.
5. Reports:
 - A. Staff
 - B. Commission
 1. Appoint a commission member as the commission's representative to the Regional Planning Commission.
 2. Brandon Flack request for consideration of changes to the Town's bonding requirements for land use development, specifically subdivision lots.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **ZON23-023 Garden Homes Derby Co. (G. Arganese)** – Zoning permit application to expand restaurant area into adjacent laundromat. No expansion of current permitted 55 seats is requested. Property located at 39 Whitehall Ave., Mystic. Assessor's Map 164 Block 1 Lot 9/48. Zone GC-60.
 2. **ZON23-024 Whaler's Inn RE, LLC. (R. Nelson)** – Zoning permit application to operate a takeout coffee station in existing retail store. Property located at 4 East Main St., Mystic. Assessor's Map 182 Block 1 Lot 14. Zone DB-5.

RECEIVED FOR RECORD
STONINGTON, CT.

23 FEB -3 PM 3:26

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 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 will be scheduled for a public hearing at a later date.

6. 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.
 - 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.
7. 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.
8. Future Public Hearing(s):
 - A. **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. *PH scheduled for 2/21/23.*
 - B. **PZ2235SD & CAM Old Stoneridge, LLC** – Residential Re-subdivision and Coastal Area Management review applications 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. *PH scheduled for 3/21/23.*