



Town of Stonington Planning and Zoning Commission

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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

Regular Meeting
Tuesday, March 15, 2022 - 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:
 - Gary Belke (seated 12/7/21)
 - Andy Meek (seated 2/1/22)
 - Marjorie Selinger (seated 2/15/22)
3. Minutes:
 - #1690, March 1, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
6. Old Business:
 - A. **PZ2203BR Toll Brothers-Old Mystic Estates** – Application for release of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to **PZ0360SD SUP & GPP Meehan Group, LLC**. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12, reduced to \$1,125,000.00 on 5/15/18, & reduced to \$310,290.00 on 11/16/21. Requesting full release of remaining bond.
 - B. **PZ2205SPA Sea Research Foundation Inc. (S. Cherenzia)** - Site Plan Application for modifications of the Mystic Aquarium central courtyard including demolition/removal of the reflection pool, surrounding paved areas, walkways, and infrastructures in order to provide a more open layout and access deck. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lots 2-1 & 2-2. Zone TC-80.

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.

7. Public Hearings(s):
 - A. **PZ2201SUP & CAM Secchiaroli, LLC (S Cherenzia)** - Special Use Permit & Coastal Area Management Review applications for the renovation and demolition of a portion of an existing restaurant building and construction of a new one-story, 5,000SF building for Retail and Accessory Storage. Property located at 29 Old Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 4. Zone GC-60.
Public Hearing continued from 2/15/22. Applicant has requested an extension to continue the Public Hearing to the 4/19/22 meeting.
 - B. **PZ2204SPA Lattizori Development, LLC** – Site Plan application for construction of a 123-unit residential apartment building (Harbor Heights II), parking, access drive, swimming pool, utilities, stormwater management, lighting, landscaping, and site improvements. Property located at 50 Perkins Farm Drive, Mystic. Assessor's Map 150, Block 2, Lots 2&3 and Map 134, Block 3, Lot 4. Zone GDD.
8. Future Public Hearings(s):
 - A. Adoption of the Stonington Affordable Housing Plan. Final Draft Plan available at https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/uploads/affordable_housing_plan_-_final_draft_-_06-04-21.pdf *Public Hearing scheduled for 4/5/22.*
 - B. **PZ2206SUP & GPP Brookside Associates, LP (W Sweeney)** – Special Use and Ground water Protection Permit applications for an Affordable Housing Project submitted pursuant to CGS 8-30G. Proposed consists of 100 housing units and associated improvements. Property located at 111 South Broad St., Pawcatuck. Assessor's Map 37, Block 1, Lot 1A. Zone GC-60.
Public Hearing scheduled for 4/19/22.
9. New Submittal(s):
 - A. **PZ2207SPA & CAM EOC, Inc. (A. Nenna)** – Site Plan Approval and Coastal Area Management Review applications for the demolition of a 3,380 SF building and construction of a new 4,080 SF metal building for boat repair and storage. Associated site improvements include grading, paving, drainage, and construction of a concrete block wall. Property located at 20 Clark St., Pawcatuck. Assessor's Map 5, Block 1, Lot 2. Zone MC-80.
 - B. **PZ2208SD & GPP Christie Properties, LLC** – Subdivision and Groundwater Permit applications for an 8-lot subdivision of a 38.78-acre parcel. Property located on North Stonington Rd. (CT Route 201), Stonington. Assessor's Map 115 Block 1, Lot 2. Zone GBR-130.
 - C. **PZ2209SUP Thirty Eight, LLC (W. DeCoursey)** - Special Use Permit application to permit residential mixed-use in an existing commercial structure. Proposal is for two (2) two-bedroom dwelling units on second floor of building. Property located at 38 East Main St., Mystic. Assessor's Map 174, Block 18, Lot 13. Zone LS-5.
 - D. **PZ2210SPA & GPP Karen Hanson** – Site Plan and Groundwater Permit applications for dismantling/demolition of a 928 SF structure and construct an office building. The replacement building will be in kind on the same foundation.

Property located at 92 Liberty St., Pawcatuck. Assessor's Map 18 Block 5, Lot 5. Zone CS-5.

- E. **PZ2211SUP Jannat, LLC (Z Kohl)** - Special Use Permit application to permit construction of 1-story, 3,500 SF convenience store with gasoline filling pumps and canopy. Proposal includes repaving, stormwater drainage, and associated site work. Property located at 54 South Broad St., Pawcatuck. Assessor's Map 14, Block 2, Lot 6. Zone LS-5.