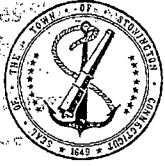


Lynn Conway
Secretary

Charles Sheehan
Member
Ryan Deasy
Member



Town of Stonington Planning and Zoning Commission

Gary Belke
Alternate

COMMISSIONERS

Ben Philbrick

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Lynn Conway

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Member

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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

Regular Meeting

Tuesday, March 21, 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:
 - Andy Meek (seated 12/6/22)
 - Gary Belke (seated 2/7/23)
 - Marjorie Selinger (seated 2/21/23)
3. Minutes:
 - #1718, February 21, 2023
 - #1719, February 28, 2023
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - Desegregate CT: Work Live Ride Act Presentation
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. Request for final 90-day extension to file mylars for application/ approval PZ2217SD & SUP Cherenzia Excavation, Inc & EG Home LLC (Pawcatuck).
 2. **PZ2201SUP & CAM Secchiaroli** - Modification of the planned parking lot at 29 Old Stonington Rd. to be gravel versus bituminous concrete pavement. Assessor's Map 153 Block 1 Lot 4. Zone GC-60.
 3. **23-046ZON Waterfront Group, LLC** - Zoning permit application for a temporary accessory structure to be used as a Dock Master's office during reconstruction of structures destroyed by fire. Property located on Willow Street, Mystic. Assessor's Map 182 Block 1 Lot 6. Zone MC-80.
 4. **23-049ZON Kenneth Sigel & Sarah Kelly** - Zoning permit application to clear invasives, prune healthy trees, remove dead & diseased trees, & replace with native plants within the non-infringement area. Property located at 35 Borodell Ave., Mystic. Assessor's Map 161 Block 3 Lot 2A. Zones RC-120 & RA-20.

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STONINGTON, CT.

23 MAR 17 PM 3:03

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. **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.
 - B. **PZ2303CAM Richard Koup & Charla Andrews (S. Marquardt)** – Coastal Area Management Review application to accompany future zoning permit application for the construction of a single-family residence (SFR) with on-site septic system. Property located at 28 Money Point Rd., Mystic. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.
- 7. Public Hearing(s):
 - A. **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 & RC-120. **Applicant requests Public Hearing be opened and immediately continued to 4/4/23.**
- 8. Future Public Hearing(s):
 - A. **PZ2304SUP William P. Middleton (R. Sergeant)** – Special Use Permit application to construct an accessory dwelling unit (ADU) in a new detached structure. Property located at 1034 Pequot Trail, Stonington. Assessor's Map 121 Block 1 Lot 6. Zone GBR-130. **PH scheduled for 4/4/23.**
- 9. New Submittals(s):
 - A. **PZ2305ZC Paul & Sharyne Cerullo (Maple Lane Farm, LLC)** – Master Plan Zone Change application from the existing RR-80 & GBR-130 zones to the Agricultural Heritage District (AHD) zone. The proposed master plan seeks to create a campus for food, education, and events. Properties located at 343 Wheeler Rd. & Wheeler Rd. Stonington. Assessor's Map 94 Block 1 Lot 4 & Map 86 Block 1 Lot 4. Zones RR-80 & GBR-130.
 - B. **PZ2306SUP & GPP GX3 LLC (CLA Engineers)** - Special Use & Groundwater Protection Permit applications for construction of a new 30,000 sq ft warehouse & retail building with accessory outside lumber & building materials storage, and associated landscaping & parking. Property located at 511 Liberty St., Pawcatuck. Assessor's Map 20 Block 2 Lot 4. Zone HI-60.
 - C. **PZ2307SUP & GPP Mystic Sahajanand, LLC (S. Cherenzia)** - Special Use & Groundwater Protection Permit applications for construction of a new 80-room hotel (40,000+ sq ft) with associated landscaping & parking. Property located at 321 Liberty St., Pawcatuck. Assessor's Map 17 Block 3 Lot 4. Zone HI-60.

COMMISSIONERS

Chairman

Commissioner

Commissioner