



**Town of Stonington
Planning and Zoning Commission**

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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, April 18, 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)
 - Marjorie Selinger (seated 2/21/23)
 - Gary Belke (seated 4/4/23)
3. Minutes:
 - #1721, March 27, 2023
 - #1722, April 4, 2023
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **23-048ZON Lockwood Coveside Marina, LLC** - Zoning permit application to demo and reconstruction of a building. Property located at 830 Stonington Rd., Stonington. Assessor's Map 57 Block 2 Lot 11. Zones MC-80.
 2. **23-087ZON Waterfront Group, LLC** - Zoning permit application for the relocation of a driveway entrance. Property located at 4 Washington St., Mystic. Assessor's Map 182 Block 1 Lot 12. Zones MC-80.
6. Old Business:
 - A. **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. **PZ235SD & 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. *Public Hearing continued from 4/4/23.*

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STONINGTON, CT.

23 APR 14 PM 3: 09

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.

8. Future Public Hearing(s):
 - A. **PZ2305ZC Paul & Sharyne Cerullo (Maple Lawn 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. *PH Scheduled for 5/2/23.*
 - 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. *PH Scheduled for 5/2/23.*
 - 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. *PH Scheduled for 5/16/23.*
9. New Submittal(s):
 - A. **PZ2308ZC, SPA & CAM Town of Stonington (C. Frost)** - Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for creation of the Mystic River Boathouse Park. Property located at 123 Greenmanville Ave., Mystic. Assessor's Map 172 Block 1 Lot 1. Zone MHD.
 - B. **PZ2309SUP Old Mystic Fire District (K. Richards)** – Special Use Permit application for the on-site placement of two mobile training trailers to facilitate training for firefighters. Property located on Main St., Old Mystic. Assessor's Map 166 Block 6 Lot 11. Zone RA-20.