



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, April 19, 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:
 - Marjorie Selinger (seated 2/15/22)
 - Gary Belke (seated 3/15/22)
 - Andy Meek (seated 4/5/22)
3. Minutes:
 - #1692, April 5, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
 1. **22-068ZON Clavdy, LLC (D. Eck)** – Zoning Permit application for fencing in garden/play area and adjacent property line. Property located at 20 Old Stonington Rd., Stonington. Assessor’s Map 153, Block 2, Lot 4. Zone GC-60.
 2. **22-081ZON Ocean Community YMCA (C. Frost)** - Zoning Permit application for the installation of play equipment: 2 structures & 3 moveable play features. Property located at 1 Harry Austin Drive, Mystic. Assessor’s Map 160, Block 6, Lot 14. Zone RC-120.
6. Old Business:
 - A. **P22207SPA & 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.

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.

- B. **PZ2210SPA & GPP Karen Hanson** – Site Plan and Groundwater Permit applications for dismantling/demolition of a 928 SF structure and reconstruction as an office building. The replacement building will be in kind on the same foundation. Property located at 392 Liberty St., Pawcatuck. Assessor's Map 18 Block 5, Lot 5. Zone CS-5.
 - C. **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
The Public Hearing was closed at the April 5, 2022 meeting. The Commission will discuss this agenda item at a Special meeting beginning at 6:00pm on Wednesday, April 20, 2022, at Stonington Board of Education District Office, 40 Field Street, Pawcatuck.
7. Public Hearing(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 3/15/22.*
 - 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. *Applicant requests public hearing be opened and immediately continued to 5/17/22.*
 8. Future Public Hearing(s):
 - A. **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. *Public Hearing scheduled for 5/3/22.*
 - B. **PZ2209SUP Thirty Eight, LLC (W. DeCourcey)** - 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. *Public Hearing scheduled for 5/3/22.*
 - C. **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. *Public Hearing scheduled for 5/17/22.*
 9. New Submittal(s):
 - A. **PZ2212SUP Whaler's Inn RE, LLC** – Special Use Permit application for exterior renovations and Changes of Use to include 5 residential units to 5 hotel suites,

and retail space to hotel office/lobby; permit hotel liquor sales, and building height exceptions of the "Odd Fellows" building. Property located at 11 Cottrell Street, Mystic. Assessor's Map 182, Block 4, Lot 4. Zones DB-5 & RH-10.

- B. **PZ2213SD Brandon & Cynthia Flack** – Subdivision application for a 9-lot Open Space Development (OSD). Property located on South Anguilla Rd., Pawcatuck. Assessor's Map 49, Block 2, Lot 1. Zone GBR-130.

- C. **PZ2214SPA & CAM Latimer Point Condominium Assoc., Inc.** – Site Plan & Coastal Area Management Review application for a 10' x 6' shed and expansion of a roofed shower. Property located at 12 Center Drive, Stonington. Assessor's Map/Block/Lot: 154/4/31. Zone RM-20.