



Town of Stonington Planning and Zoning Commission

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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.

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AGENDA

Special Meeting

Tuesday, May 2, 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 4/18/23)
 - Gary Belke (seated 4/18/23)
3. Minutes:
 - #1721, March 27, 2023
 - #1723, April 18, 2023
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **23-097ZON D'Amato Investments, LLC (Gary Schulte)** – Zoning permit application for change of user for storage space/manufacturing of wine production & storage (Passionfruit Estate, LLC), in Units 30 & 31. Property located at 40 Taugwonk Spur Rd., Stonington. Assessor's Map 84 Block 1 Lot 3. Zone LI-130.
 2. **23-074ZON Ram Krishna PR, LLC** - Zoning permit application to construct exterior stairs with deck/landing at the rear of building. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153 Block 3 Lot 1. Zone GC-60.
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.

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 Hearing(s):
 - A. **PZ23052C 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.
 - 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.
8. Future Public Hearing(s):
 - A. **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.*
 - B. **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. *PH Scheduled for 6/6/23.*
 - C. **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. *PH Scheduled for 6/6/23.*