



Town of Stonington Planning and Zoning Commission

AGENDA
SPECIAL MEETING
TUESDAY, MAY 7, 2024 – 7:00 PM
STONINGTON BOARD OF EDUCATION DISTRICT OFFICE
40 FIELD STREET, PAWCATUCK, CT 06379

COMMISSIONERS

Charles Sheehan
Chairman

Ryan Deasy
Vice Chairman

Lynn Conway
Secretary

Gary Belke
Member

Andy Meek
Member

Bennett Brissette
Alternate

Ben Philbrick
Alternate

MaryEllen Mateleska
Alternate

Agenda items are on file for public review at the Town of Stonington Department of Planning:

152 Elm Street
Stonington, CT 06378
P: 860.535.5095
E: 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 of the meeting date. Reasonable accommodations will be made to assist your needs.

1. Call To Order – 7:00 PM
2. Appoint Alternates:
 - a. Ben Philbrick (Seated 9/5/23)
 - b. Bennett Brissette (Seated 10/3/23)
 - c. MaryEllen Mateleska (Seated 11/21/2023)
3. Minutes:
 - a. #1753 – April 2, 2024
 - b. #1754 – April 3, 2024
 - c. #1755 – April 10, 2024
 - d. #1756 – April 24, 2024
4. Public Comment:
5. Correspondence:
6. Reports:
 - a. Staff
 - b. Commission
 - c. Zoning Enforcement and Violations
 - d. Administrative Review
 1. **24-043ZON Volta Charging, LLC** – Administrative Review for the installation of two (2) electric vehicle charging stations in the parking lot located at 91 Voluntown Road; M/B/L: 18-1-33. This property is located in the HI-60 Zone.
 2. **24-075ZON EG Home, LLC** – Administrative Review for the modification of existing grading on approved detention basin located at 47 Mary Hall Road; M/B/L: 7-1-44B. This property is located in the RA-20 Zone.
 3. **24-076ZON Town of Stonington** – Administrative Review for the installation of an 8'x8' storage shed at Spellman Park located at S. Broad Street, Pawcatuck; M/B/L: 25-1-19-3. This property is located in the RR-80 Zone.

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24 MAY -3 PM 3:42

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MEETING PROCEDURES

PUBLIC COMMENT

Public comment is an opportunity for public participation on items not on the evening's agenda.

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, may be scheduled for a public hearing at a later date.

7. Old Business:

- a. **PZ2405CAM K. McGrath (J. Bernardo)** –Coastal Area Management review for demolition and construction of new single-family residence. Property is located at 29 Roseleah Drive, Mystic; M/B/L: 175-1-8. Property is located in the RC-120 Zone.
- b. **PZ2406CAM H. Spanos (H+H Engineering Associates, LLC c/o Seamus Moran, PE)** – Coastal Area Management review for construction of a single-family residence, detached garage, and associated site improvements. Property is located at 68 Masons Island Road, Mystic; M/B/L: 160-6-9. Property is located in the MC-80 Zone.
- c. **PZ2409CAM Town of Stonington (CLA Engineers, Inc. c/o Bob Deluca, PE)** – Coastal Area Management Review for municipal road maintenance and improvements including associated roadways, sidewalks, and drainage. Property includes the rights-of-way of Washington Street and School Street, Mystic.

8. Public Hearings:

- a. **PZ2404SUP+CAM Currier Group, LLC c/o Robert Currier (Cherenzia & Associates, Ltd.)** – Special Use Permit Application and Coastal Area Management review for outdoor vendor use. Property is located at 779 Stonington Road, Stonington; M/B/L: 75-1-5. Property is located in the GC-60 Zone.
- b. **PZ2407RA Town of Stonington PZC** – Zoning Regulation Text Amendment application for amendments to ZR §5.1, §5.3.24, §8.12.1, and §13.3.3 of the Zoning Regulations.

9. Future Public Hearings:

- a. **PZ2402SPA & CAM St. Edmund of Connecticut, Inc. (R. Avena, Esq.)** – Site Plan Application and Coastal Area Management review for the construction of a ±6,600 SF building at St. Edmund of Connecticut on Enders Island. Proposal also includes the demolition of existing structures on campus and associated site improvements. Property is located at 1 Enders Island, Mystic; M/B/L: 178-1-1. Property is located in the RC-120 Zone.

Continued to May 21, 2024 at request of applicant.

10. New Submittal(s):

- a. **PZ2408SPA 29 West Broad Street, LLC (J. Lathrop)** – Site Plan Application to convert 1,200 SF of existing commercial space into two (2) 600 SF apartments. Property is located at 29 West Broad Street, Pawcatuck; M/B/L: 1-4-7. Property is located in the PV-5 Zone.

11. Adjournment