



Town of Stonington Planning and Zoning Commission

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Member

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Member

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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, May 16, 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 5/2/23)
 - Gary Belke (seated 4/18/23)
3. Minutes:
 - #1724, May 2, 2023
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **23-101ZON Stonington Housing Authority** – Zoning permit application for placement of a 12' x 20' pavilion at the Edythe K. Richmond Homes. Property located at 45 Sisk Drive., Pawcatuck. Assessor's Map 14 Block 14 Lot 19. Zone RH-10.
 2. **PZ2235SD Old Stoneridge, LLC (N. Thibeault)** - Modify Stipulation of Approval #10 to indicate that the Open Space fee is payable upon the sale/transfer of ownership of both lots.
6. Old Business:
7. 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.

RECEIVED FOR RECORD
STONINGTON, CT.

23 MAY 12 PM 3:51

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. **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.
Continued from 4.16.23 to 6/6/23.
 - 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.*
9. New Submittals(s):
 - A. **PZ2310SD Hector & Ana Ramirez (Hernan Ramirez)** - Application for a 2-lot Subdivision of a 4.14 acre parcel. Property located at 1305 Pequot Trail, Stonington. Assessor's Map 148 Block 3 Lot 6A. Zone RR-80.
 - B. **PZ2311SPA & CAM Latimer Point Condominium Assoc.** - Site Plan & Coastal Area Management Review applications for various additions, decks, exterior stairs, sheds, and an outside shower. Properties located at 2 North Shore Rd., 5 Center Dr., 9 Center Dr., 34 East Shore Rd., and 112 Latimer Pt. Rd., Stonington. Assessor's Maps/Blocks/Lots: 154/2/15, 154/4/21, 154/4/22, 154/5/5, 154/2/16A. Zone RM-20.