



Town of Stonington
Planning and Zoning Commission

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TOWN CLERK

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Lynn Conway
Secretary

Charles Sheehan
Member

Ryan Deasy
Member

Gary Belke
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

Special Meeting

Tuesday, June 6, 2023 - 6:30pm
Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

1. Call to order: 6:30 p.m. – Executive Session
 2. The Planning & Zoning Commission will meet in executive session with member(s) of the Town Attorney's Office and Planning & Zoning staff to discuss the revised stipulation in Allyn, et al. v. P&Z Commission.
 3. Re-convene from Executive Session: 7:00p.m.
 4. Appoint Alternates:
 - Andy Meek (seated 12/6/22)
 - Marjorie Selinger (seated 5/2/23)
 - Gary Belke (seated 5/16/23)
 5. Minutes:
 - #1724, April 26, 2023
 - #1726, May 16, 2023
 - #1727, May 24, 2023
 6. Correspondence:
 7. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
1. **PZ2115CAM** – Presentation and potential vote on stipulation for Coastal Area Management approval for property located at 19 Chippechaug Trail, Mystic. Assessor's Map 176, Block 5, Lot 5A. Zone RA-20.
 2. **23-129ZON Ocean Breeze Land Co.** – Zoning permit application for detached bathroom facilities at Haley Mansion. Property located at 9 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 12. Zone RH-10.
 3. **23-126ZON EP Jones LLC. (Dan Meiser, Applicant)** – Zoning permit application for seasonal awnings over existing deck. Property located at 14 Holmes St., Mystic. Assessor's Map 174 Block 3 Lot 1. Zone DB-5.

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.

4. **PZ2229SUP & GPP Amera-UZ** - Request for a 90-day extension to file mylars for application approved 2/21/23. Properties located at 376, 380 & 384 Liberty St., Pawcatuck.
5. **23-132ZON Ocean Community YMCA** – Zoning permit application for Invasive Plant Management within the non-infringement area. Property located at 1 Harry Austin DR., Mystic, Assessor's Map 160 Block 6 Lot 14. Zone RC-120.
6. **PZ2235SD & CAM** – Modification of an approved permit for a subdivision of property located at 111-113 Montauk Ave., Stonington CT., Assessor's Map 131 Block 3 Lot 6. Zone RR-80.
8. Old Business:
 - 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.
9. Public Hearing(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.
10. 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 continued to 6.20.23 from 5.16.23.*
 - 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 continued from 5.16.23 – new date TBD.*