



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**Ben Philbrick**  
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**Fred Deichmann**  
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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.

RECEIVED FOR RECORD  
STONINGTON, CT.

23 JUN 16 PH 12:00

SALLY DUPLICE  
TOWN CLERK

### AGENDA

Regular Meeting  
Tuesday, June 20, 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:
  - Marjorie Selinger (seated 5/2/23)
  - Gary Belke (seated 5/16/23)
  - Andy Meek (seated 6/6/23)
3. Minutes:
  - #1728, June 6, 2023
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
    1. Nomination and appointment of PZC Vice Chairman
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. Commission consideration of a Resolution on Outdoor Dining Authorizations in response to P.A. 22-1 §2-3 and P.A. 22-118 §206.
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.  
*PH continued from 5.16.23.*

## 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. *PH continued from 5.16.23 – new PH date TBD.*
  - 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. *Applicant requested an extension to continue PH to 7.18.23.*
9. New Submittal(s):
  - A. **PZ2312BR Mystic Apartments, LLC (D. Lattizori)** -- Bond Reduction/Release application for work performed under PZ1810SPA & GPP Lattizori Development for construction of a 121-unit residential apartment building (Harbor Heights I). Property located at 50 Perkins Farm Dr., Mystic. Assessor's Map 134 Block 3 Lot 2. Zone GDD.
  - B. **PZ2313CAM Suzanne & James Walsh (E. Wenke)** - Coastal Area Management Review application to accompany zoning permit application 23-121ZON for the demolition of existing single-family residence (SFR) and the construction of a new 2,000± sf SFR. Property located at 86 Noyes Ave., Stonington. Assessor's Map 129 Block 8, Lot 7. Zone RM-20/RH-10 applies.
  - C. **PZ2314SUP Jannat, LLC (J. Casey)** - Special Use Permit application to permit construction of 1-story, 3,300 SF convenience store with 3 fuel filling stations with a canopy. Proposal includes parking, 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.
  - D. **PZ2315BR Masons Island Landing (B. Ferrara)** - Bond Reduction/Release application for work performed under application PZ0667CNU & CAM Masons Island Landing, for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.