



Town of Stonington Planning and Zoning Commission

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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

Regular Meeting

Tuesday, July 18, 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 6/6/23)
 - Gary Belke (seated 6/20/23)
3. Minutes:
 - #1729, June 20, 2023
 - #1730, June 28, 2023
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Allyn, et al. v. P&Z – declaration of court hearing date of July 27, 2023 at 2PM for accepting stipulation.
 2. Pre-application workshop for Mill at The Marina - Restoration of Historic Thread Mill, Mark R. Kepple, Esq.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **PZ2311SPA & CAM Latimer Point Condo Assoc.** – Request approval for the reconstruction and extension of a deck located at 12 North Shore Way, Stonington, Assessor’s Map 154 Block 2 Lot 11. Zone RM-20. This is a post-approval addition to the application prior to production of final mylars for review and signature.
 2. **PZ1810SPA & GPP Mystic Apartments, LLC (D. Lattizori)** – Request approval for modification of the previously approved berm and retaining wall. Property located at 50 Perkins Farm Dr., Mystic. Assessors Map 134 Block 3 Lot 2. Zone GDD.
6. Old Business:
 - 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. Assessors Map 134 Block 3 Lot 2. Zone GDD.

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 sign up 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.

- 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. **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.
7. Public Hearing(s):
 - A. **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 continued from 6.6.23.*
 - 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.
Application has been withdrawn by the applicant.
 8. Future Public Hearing(s):
 - A. **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. *PH Scheduled for 8.1.23.*
 9. New Submittal(s):
 - A. **PZ2316SUP & GPP PRC Holdings, LLC (D. McKay)** - Special Use Permit application to permit construction of 1-story, 8,220 SF commercial office building. Proposal includes parking, a sub-surface sewage disposal system, stormwater drainage, and associated site work. Property located at 8 Alice Court, Pawcatuck. Assessor's Map 18, Block 2, Lot 5E. Zone HI-60.