



Town of Stonington Planning and Zoning Commission

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Member

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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

Regular Meeting

Tuesday, July 19, 2022 - 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 5/3/22)
 - Andy Meek (seated 5/3/22)
 - Gary Belke (seated 6/21/22)
3. Minutes:
 - #1698, June 21, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
6. Old Business:
 - A. **PZ2222SPA & CAM Town of Stonington (DPW)** – Site Plan Approval & Coastal Area Management Review applications for construction of a 50' x 80' fabric style salt shed to replace the existing salt shed. Proposal includes site grading, loam & seeding, and paving. Property located at 86 Alpha Ave., Stonington. Assessor's Map 79, Block 1, Lot 24. Zones RM-20 & LS-5.
7. Public Hearing(s):
 - A. **PZ2211SUP Jannat, LLC (Z Kohl)** - Special Use Permit application to permit construction of 1-story, 3,500 SF convenience store with gasoline filling pumps and canopy. Proposal includes 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. **Continued from 6/21/22.**
 - B. **PZ2215SUP Evangelos Koukoularis (Atlantic Associates of Stonington, LLC)** – Special Use Permit application for reduction of indoor restaurant seating from 54 to 42 and addition of 33 seasonal outdoor seats. Property located at 530 Stonington Rd., Stonington. Assessor's Map 99, Block 4, Lot 23C. Zone GC-60.

RECEIVED FOR RECORD
STONINGTON, CT.

22 JUL 15 PM 3:42

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.

- C. **PZ2216SUP Martin Olson Irrv. Trust (Never Enough Bake Shop, LLC)** – Special Use Permit application for on-premise full liquor sales permit for existing Bleu Squid Bakery Café. Property located at 27 Coogan Blvd., Building 16, Mystic. Assessor's Map 164, Block 3, Lot 1/32. Zone TC-80.
 - D. **PZ2219SUP Martin Olson Irrv. Trust (Le Petit Chou, LLC)** – Special Use Permit application for café liquor permit for wine sales at Kitch, an existing kitchen and specialty food store. Property located at 27 Coogan Blvd., Building 19A, Mystic. Assessor's Map 164, Block 3, Lot 1/33. Zone TC-80.
8. Future Public Hearing(s):
- A. **PZ2221RA Town of Stonington PZC** – Zoning Regulation Amendment application to create regulations for cannabis establishments in the community.
PH scheduled for 8/2/22.
 - B. **PZ2217SD & SUP Cherenzia Excavation, Inc. & EG Home, LLC (W. Sweeney)** – Subdivision and Special Use Permit applications for modification of an approved re-subdivision plan consisting of 42 single-family homes within a common interest community on a single reconfigured lot. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7, Block 1, Lots 44 & 44F thru 44L. Zone RM-20. *PH scheduled for 8/16/22.*
 - C. **PZ2223SD & CAM Masons Island Company (Prominent Development)** – Subdivision & Coastal Area Management Review applications for an 11-lot residential re-subdivision. Property located on School House & Cormorant Roads, Mystic. Assessor's Map 181, Block 3, Lot 1. Zone RM-15. *PH scheduled for 8/16/22.*
9. New Submittals(s):
- A. **PZ2224BR 30 Extrusion, LLC** – Bond Reduction/Release application for Bond No. 20-004 for E&S Control associated with PZ2007SUP 30 Extrusion, LLC for the construction of two (2) mini-warehouse storage facilities. Property located at 30 & 40 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lots 2D & 2E. Zones M-1 & RR-80.
 - B. **PZ2225BR EG Perkins Reserve, LLC** – Bond Reduction/Release application for Bond No. 19-002 for E&S Control associated with PZ1836SPA & GPP Lattizori for the construction for 50 townhouse-style units of residential. Property located at 30 Park Ave., fka Perkins Farm Dr., Mystic. Assessors Map 134 Block 3 Lot 3. Zone GDD.
 - C. **PZ2226BR Peter Rogan & Stephen Steadman** – Bond Reduction/Release application for Bond No. 21-007 for shared driveway construction associated with PZ8865SD Jeremy Hill Development: 85, 83, 79, & 81 Greenhaven Rd., Pawcatuck, (Lots 3, 4, 6 & 7).