



Town of Stonington Planning and Zoning Commission

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Alternate

Vacant
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, August 15, 2023 - 7:00pm
Stonington Board of Education District Office
40 Field Street, Pawcatuck, CT 06379

1. Call to order: 7:00 p.m.
2. Election of Officer / Commission Member Changes
3. Appoint Alternates:
 - Bennett Brissette
 - Andy Meek (seated 7/18/23)
4. Minutes:
 - #1732, July 20, 2023
 - #1733, August 1, 2023
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **23-184ZON Lockwood Coveside Marina, LLC** - Zoning permit application to demo and reconstruction of a building. Property located at 830 Stonington Rd., Stonington. Assessor's Map 57 Block 2 Lot 11. Zone MC-80.
7. Old Business:
8. Public Hearing(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.

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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.

9. 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 continued to 9/5/23.*
10. New Submittal(s):
 - A. **PZ2317BR BCMAN, LLC (R. Manfredi)** – Bond Release/Reduction application for work performed under application PZ1904SPA & GPP and PZ2132SPM. Property located at 62 Voluntown Rd., Pawcatuck. Assessor's Map 18, Block 2, Lot 7. Zone HI-60.
 - B. **PZ2318RA Paul & Sharyne Cerullo** – Zoning Regulation Text Amendment to clarify Agricultural Heritage District (AHD) ZR §7.24.3.2 definition of contiguous parcels of land in common ownership divided by a street.
 - C. **PZ2319SUP Sea Research Foundation, Inc. (W. Sweeney, Esq.)** – Special Use Permit application for Special Wall Signs pursuant to ZR §7.12.7.1.5 to permit four wall signs totaling 346.71 SF. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 2. Zone TC-80.
 - D. **PZ2320CAM Daniel & Amy Carlin (B. Deluca)** – Coastal Area Management Review application to accompany future zoning permit application for the demolition of existing single-family residence (SFR) and the construction of a new SFR. Property located at 264 North Water St., Stonington. Assessor's Map 100, Block 1, Lot 16. Zones RM-15 & RC-120.
 - E. **PZ2321ZC & CAM Pawcatuck Riverview. LLC (M. Kepple, Esq.)** – Zoning Map Amendment to IHRD-5 & Coastal Area Management Review applications for the rehabilitation of an historic mill building for 58 residential units and one detached residential unit. Property located at 21 Pawcatuck Ave., Pawcatuck. Assessor's Map 5, Block 5, Lot 2. Zone MC-80.