



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**Charles Sheehan**  
Chairman

**Ryan Deasy**  
Vice Chairman

**Lynn Conway**  
Secretary

**Gary Belke**  
Member

**Andy Meek**  
Member

**Bennett Brissette**  
Alternate

**Ben Philbrick**  
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, September 19, 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:
  - Bennett Brissette
  - Ben Philbrick (seated 9/5/23)
3. Minutes:
  - #1735, September 5, 2023
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **23-217ZON Riverwalk Condominium Association (J. Rosen)** - Zoning permit application for removal of a cantilevered concrete deck. Property located off 4 Coggswell St. / 5 West Broad St., Pawcatuck. Assessor's Map 1 Block 5 Lot 5. Zone PV-5.
    2. **23-216ZON Enko Realty, LLC (Earthlight Technologies)** - Zoning permit application for ground mount solar system. Property located 62 Maritime Dr., Mystic. Assessor's Map 161 Block 1 Lot 28E. Zone M-1.
6. Old Business:
  - 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 closed 9/5/23.*

RECEIVED FOR RECORD  
STONINGTON, CT.

23 SEP 15 PM 2:49

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.

7. Public Hearing(s):
  - A. **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.
  - B. **Town of Stonington Planning & Zoning Commission** - Adoption of Phase 1 of the Zoning Regulations Comprehensive Rewrite.
8. Future Public Hearing(s):
  - A. **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.  
*PH Scheduled for 10/17/23.*
  - B. **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. *PH Scheduled for 10/3/23.*
9. New Submittal(s):
  - A. **PZ2322SUP & GPP Fair Housing of Connecticut, LLC (M. Ranelli)** Special Use and Ground water Protection Permit applications for an Affordable Housing Project submitted pursuant to CGS 8-30G. Proposal consists of 113 single-family housing units and associated site improvements. Properties located at 207, 215 & an unaddressed parcel on Liberty St., Pawcatuck. Assessor's Map 16, Block 4, Lots 12, 12A & 13. Zone LS-5.
  - B. **PZ2323BR Spruce Meadows, LLC** - Bond Reduction/Release application for work performed under PZ1203SUP & GPP TFB3 LLC, applications for construction of two multi-unit residential structures and associated improvements. Property located at 100 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 5. Zones LS-5 & RR-80.