



Town of Stonington Planning and Zoning Commission

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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, October 17, 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:
 - Ben Philbrick (seated 9/5/23)
 - Bennett Brissette (seated 10/3/23)
3. Minutes:
 - #1737, September 27, 2023
 - #1738, October 3, 2023
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **23-246ZON Mystic Alchemy, LLC (P. Zagarenski)** - Zoning permit application for a change of use from Office to Tourist Home. Property located at 3 Main St., Old Mystic. Assessor's Map 166 Block 4 Lot 6. Zone CS-5.
6. Old Business:
 - A. **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.
7. Public Hearing(s):
 - A. **Town of Stonington Planning & Zoning Commission** - Adoption of Phase 1 of the Zoning Regulations Comprehensive Rewrite.
PH continued from 9/19/23.
 - 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.

RECEIVED FOR RECORD
STONINGTON, CT.

23 OCT 13 PM 3:09

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.

8. Future Public Hearing(s):
 - A. **PZ2322SPA & GPP Fair Housing of Connecticut, LLC (M. Ranelli)** - Site Plan Approval and Groundwater 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.
PH Scheduled for 11/21/23
9. New Submittal(s):
 - A. **PZ2324SUP Hero Holdings, LLC (C. Burkhalter)**- Special Use Permit application to permit amplified recorded and amplified live music at *The Hounds* event venue. Property located at 769 Stonington Rd., Stonington. Assessor's Map 75 Block 1 Lot 6. Zone GC-60.
 - B. **PZ2325SPA Unicorn Project, LLC (B. Middleton)** - Site Plan Approval application to modernize and update an existing motel. Project includes new exterior materials, bringing railings and stairs up to code, new covered entry, replacement pool, rooftop solar panels, and two additions (416SF & 648SF). Property located at 247-251 Greenmanville Ave., Mystic. Assessor's Map 171 Block 1 Lot 1. Zone TC-80.