



Town of Stonington
 Planning and Zoning Commission

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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.

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AGENDA

Special Meeting
Tuesday, November 1, 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:
 - Gary Belke (seated 9/20/22)
 - Andy Meek (seated 10/18/22)
 - Marjorie Selinger (seated 10/18/22)
3. Minutes:
 - #1708, October 18, 2022
 - #1709, October 25, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **CGS 8-24 Review for the acceptance of Olivia Lane.** PZ1230SD & GPP Rowley, LLC (Allied Dev. Ptrnrs., LLC) - Subdivision and Groundwater Protection Permit applications for an 11-lot Open Space Development with a 742± cul-de-sac.
 2. **22-246ZON Inclusion: A Sylvestre Foundation** – Zoning permit application for renovations to mixed-use structure for coffee shop & apartment, including relocation of stairs & creation of an ADA ramp. Property located at 100 West Broad St., Pawcatuck. Assessor’s Map 4 Block 5 Lot 5. Zone PV-5.
 3. **22-257ZON Mystic Seaport Museum** - Zoning permit application for a 12’ x 15’10” timber pavilion. Property located at 75 Greenmanville Ave., Mystic. Assessor’s Map 173 Block 1 Lot 1. Zone MHD.

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.

6. Old Business:
 1. **PZ2228BR Ground Up Construction, LLC** – Bond Release application for PZ2101SPA & CAM and 21-173ZON for construction of 15 paved parking spaces adjacent to and serving the retail and residential uses at 11 Cottrell St., Mystic. Assessor's Map 182 Block 4 Lot 4. Zone RH-10 & DB-5.
 2. **PZ2229SPA & GPP Amera-UZ, LLC** – Site Plan and Groundwater Protection Permit applications for construction of a 4,500SF retail convenience store with drive-thru window, a 5,625SF retail building with associated parking and site improvements. Property located at 376, 380 & 384 Liberty St., Pawcatuck. Assessor's Map 18, Block 5, Lots 1-4. Zone CS-5.
7. Public Hearing(s):
 - A. **PZ2227SUP VIII-HII-Whitehall Avenue, LLC (D. Flanagan)** – Special Use Permit application for a Dental Office in existing building. Property located at 56 Whitehall Ave., Mystic. Assessor's Map 164 Block 2 Lot 2/2. Zone TC-80. ***PH rescheduled from 10/18/22.***