



Town of Stonington Planning and Zoning Commission

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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, November 15, 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:
 - Andy Meek (seated 10/18/22)
 - Marjorie Selinger (seated 10/18/22)
 - Gary Belke (seated 11/1/22)
3. Minutes:
 - #1710, November 1, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Consideration of changes to the Town's bonding requirements for land use development, specifically subdivision lots.
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
6. Old Business:
 - A. **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.
 - B. **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.

RECEIVED FOR RECORD
STONINGTON, CT.

22 NOV 10 AM 11:40

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):

8. New Submittal(s):

- A. **PZ2230RA Marc Lotti (Mystic River Farm, LLC)** – Zoning Regulation Amendment to remove the word "rabbits" from ZR 2.12 Prohibited Uses, in order to allow for the "keeping, breeding, and raising" of rabbits within the Town.
- B. **PZ2231SUP WinnDevelopment Company, LP** - Special Use Permit application for modifications to previously approved application for an 82-unit affordable housing residential apartment building with units leased pursuant to CGS 8-30g. Modifications include a reduction in building size and number of units, elimination of all 3-bedroom units, and placement of an age restriction on at least one resident. Properties located at 27 West Broad St. & 15 Coggswell St., Pawcatuck. Assessors Map 1, Block 4, Lots 18 & 19. Zone PV-5.

CANCELLED