



**Town of Stonington
Planning and Zoning Commission**

AGENDA

REGULAR MEETING

TUESDAY, NOVEMBER 21, 2023 – 7:00 PM

STONINGTON BOARD OF EDUCATION DISTRICT OFFICE

40 FIELD STREET, PAWCATUCK, CT 06379

COMMISSIONERS

Charles Sheehan
Chairman

Ryan Deasy
Vice Chairman

Lynn Conway
Secretary

Gary Belke
Member

Andy Meek
Member

Bennett Brissette
Alternate

Ben Philbrick
Alternate

MaryEllen Mateleska
Alternate

Agenda items are on file for public review at the Town of Stonington Department of Planning:

152 Elm Street
Stonington, CT 06378
P: 860.535.5095
E: 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 of the meeting date. Reasonable accommodations will be made to assist your needs.

1. Call To Order – 7:00 PM
2. Appoint Alternates:
 - a. Ben Philbrick (Seated 9/5/23)
 - b. Bennett Brissette (Seated 10/3/23)
3. Minutes:
 - a. #1739, October 17, 2023
 - b. #1740, October 25, 2023
4. Public Comment:
5. Correspondence:
 - a. Expansion of St. Edmund’s Retreat (Received: 11/8/23)
6. Reports:
 - a. Staff
 - b. Commission
 - c. Zoning Enforcement and Violations
 - i. Zoning Official Report – October 2023
 - d. Administrative Review
7. Old Business:
 - a. **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 (416 SF and 648 SF). Property located at 247-251 Greenmanville Avenue, Mystic; M/B/L 171-1-1. Property is located in the TC-80 Zone.
8. Public Hearing(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 Road, Stonington; M/B/L: 71-1-6. Property is located in the GC-60 Zone.

RECEIVED FOR RECORD
STONINGTON, CT.

23 NOV 17 PM 1:12

SALLY DUPLICE
TOWN CLERK



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MEETING PROCEDURES

PUBLIC COMMENTS

Public comments are an opportunity for public participation on items not on the evening's agenda.

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, may be scheduled for a public hearing at a later date.

- b. **PZ2322SPA & GPP Fair Housing of Connecticut, LLC (M. Ranelli)** – Site Plan Application and Groundwater Protection Permit applications for an Affordable Housing Project submitted pursuant to C.G.S. 8-30g. Proposal consists of 113 single-family housing units and associated site improvements. Properties located at 207, 215, and an unaddressed parcel on Liberty Street, Pawcatuck; M/B/L: 16-4-12; 16-4-12A; 16-4-13. Properties are located in the LS-5 Zone.
9. Future Public Hearing(s):
10. New Submittal(s):
 - a. **PZ2326SUP Whaler's Inn RE, LLC (W. Sweeney, Esq.)** – Special Use Permit application for a revision to a previously approved Special Use Permit. Proposal reconfigures approved layout of hotel and retail space and includes a 399 SF addition. Properties are located at 9 & 11 Cottrell Street, Mystic; M/B/L: 182-4-3; 182-4-4. Properties are located in the DB-5 and RH-10 Zones.
 - b. **PZ2327ZC RCP Waterford II, LLC & Readco Stonington III, LLC (J. Browning)** – Zoning Map Amendment application for a Neighborhood Design District (NDD) Zone. Proposal consists of 124 multi-family residential apartments, 10,000 square feet of commercial space, and 30,000 square feet of commercial recreation space. Properties are located at 85 Voluntown Road and 455 Liberty Street, Pawcatuck; M/B/L: 18-1-36; 18-1-33-A. Properties are located in the HI-60 Zone.
 - c. **PZ2328SUP Phoenix Pawcatuck, LLC (Northeast Sign Co.)** – Special Use Permit application for Special Wall Signs pursuant to ZR §14.7.1 to permit a building mounted sign totaling 37.5 SF. Property is located at 100 Mechanic Street, Pawcatuck; M/B/L: 4-7-16. Property is located in the Heritage Mill Zone.
 - d. **PZ2329ZC Maple Lawn Farm, LLC (Paul & Sharyne Cerullo)** – Zoning Map Amendment application for an Agricultural Heritage District (AHD) Zone. Proposal consists of a Master Plan to create a campus for food, education, and events. Properties are located at 343 Wheeler Road and another unaddressed parcel on Wheeler Road, Stonington; M/B/L: 94-1-4; 86-1-4. Properties are located in the RR-80 Zone and GBR-130 Zone.
 - e. **PZ2330BR Garden Homes Management (S. Delaporta)** – Bond Release/Reduction application for work performed under application PZ2023SPA & CAM. Property is located at 39 Whitehall Avenue, Mystic; M/B/L: 164-1-9-48. This property is located in the GC-60 Zone.
 - f. **PZ2331CAM Masons Island Company, Inc. (S. Moran)** – Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone.



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- g. **PZ2332CAM Masons Island Company, Inc. (S. Moran)** – Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone.

11. Adjournment