



# Town of Stonington Planning and Zoning Commission

## COMMISSIONERS

**Ben Philbrick**  
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Member

**Ryan Deasy**  
Member

**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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22 DEC -2 PM 3: 32

SALLY DUPLICE  
TOWN CLERK

## AGENDA

### Special Meeting

Tuesday, December 6, 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. Election of Officers
4. Minutes:
  - #1710, November 1, 2022
  - #1711, November 22, 2022
5. Correspondence:
6. Reports:
  - A. Staff
  - B. Commission
    1. Brandon Flack request for consideration of changes to the Town's bonding requirements for land use development, specifically subdivision lots.
    2. Vote on increase in compensation for Department of Planning commissions' minutes taker.
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **22-279ZON Thomas H. Walter (M. Tripoli)** - Zoning permit application for change of use from personal services to retail (vape shop), and associated sign. Property located at 145 Liberty St., Pawcatuck. Assessor's Map 16 Block 12 Lot 1A. Zone LS-5.
    2. **PZ2003ZC, SPA, & CAM Mystic Seaport** – Request for modification to rear deck wall material for previously approved applications for a 3-story restaurant/boutique hotel and accessory structures. Property located at 75 (105) 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.

7. 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. Zones 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.
8. Public Hearing(s):
9. Future Public Hearing(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. *PH Scheduled for 12.20.22.*
  - 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. Assessor's Map 1, Block 4, Lots 18 & 19. Zone PV-5. *PH Scheduled for 12.20.22.*