



Town of Stonington Planning and Zoning Commission

AGENDA
REGULAR MEETING
TUESDAY, DECEMBER 19, 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. #1741 – November 15, 2023
 - b. #1742 – November 21, 2023
 - c. #1743 – November 28, 2023
4. Public Comment:
5. Correspondence:
 - a. Connecticut Department of Transportation – Stonington Overpass
6. Reports:
 - a. Staff
 - b. Commission
 - c. Zoning Enforcement and Violations
 1. Zoning Enforcement Officer Report – Nov. 2023
 - d. Administrative Review
 1. **PZ2314SUP Jannat, LLC (J. Casey)** – Certificate of Approval request pursuant to C.G.S. 14-321 for the sale of gasoline at 54 South Broad Street, Pawcatuck; M/B/L: 14-2-6. Property is located in the LS-5 Zone.
Special Use Permit approved on October 3, 2023.
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.

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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. **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.
8. Public Hearing(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.
9. Future Public Hearing(s):
 - a. **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.
Public Hearing extended to January 16, 2024.
 - b. **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.
Public Hearing rescheduled for January 2, 2024.
 - c. **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.
Public Hearing scheduled for January 2, 2024.



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10. New Submittal(s):

- a. **PZ2333CAM St. Edmunds Retreat (K. Nielson)** – Coastal Area Management application for the repair and restoration of the existing shoreline structures and landward seawall at St. Edmunds Retreat on Enders Island. Property located at Enders Island, Mystic; M/B/L 178-1-1. Property is located in the RC120 Zone.
- b. **PZ2334CAM Norwest Marine (K. Nielson)** – Coastal Area Management application for the restoration of existing marine support facilities. Properties are located at 1 River Road and 7 River Road, Pawcatuck; M/B/L: 5-6-20 & 5-6-21. Properties are located in the RC-120 Zone and MC-80 Zone.

11. Adjournment