



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.

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AGENDA

Regular Meeting

Tuesday, December 20, 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:
 - Marjorie Selinger (seated 10/18/22)
 - Gary Belke (seated 11/1/22)
 - Andy Meek (seated 12/6/22)
3. Minutes:
 - #1712, December 6, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations
 - D. Administrative Review
 1. **22-288ZON Ron & Elizabeth Rosencrans** – Zoning permit application to clear overgrowth in the Non-Infringement Area (NIA). Parcel located at 238 Palmer Neck Rd., Pawcatuck. Assessors Map 56 Block 1 Lot 4. Zone RC-120.
 2. **PZ2217SD & SUP Cherenzia Excavation, Inc. & EG Home, LLC (W. Sweeney)** - Request for 90-day extension to file final mylars.
 3. **PZ2223SD & CAM Masons Island Company (Prominent Development)** - Request for 90-day extension to file final mylars.
6. Old Business:
 - A. **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. **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.

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.

- 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.
8. New Submittal(s):
 - A. **PZ2232SUP South Broad Realty, LLC (Meghan Delaporta)** – Special Use Permit application for a full liquor permit for on-site consumption in existing restaurant. Change of owner for restaurant business. Property located at 76 South Broad St., Pawcatuck. Assessor's Map 14 Block 2 Lot 11. Zone LS-5.
 - B. **PZ2233CAM Jaclyn, Steven & April Martorelli (LRC Group)** – Coastal Area Management Review application for construction of retaining walls and a kayak launch. Property located at 33 Dubois Dr., Mystic. Assessor's Map 175 Block 4 Lot 10B/8. Zone RM-15 & RC-120.
 - C. **PZ2234ZC, SPA & CAM Mystic Seaport Museum (C. Frost)** – Master Plan Zone Change, Site Plan, & Coastal Area Management Review applications for various exhibit relocation & expansion; alterations, improvements, repairs, ADA accessibility improvements, signs, and creation of a pocket park and a public water taxi dock. Properties located at 75 Greenmanville Ave., Mystic. Assessor's Map 173 Block 1 Lot 1 & other properties within the Seaport MHD zone.