



## Town of Stonington Planning and Zoning Commission

### COMMISSIONERS

**Ben Philbrick**  
Chairman

**Ryan Deasy**  
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**Lynn Conway**  
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Member

**Gary Belke**  
Member

**Andy Meek**  
Alternate

**Bennett Brissette**  
Alternate

**Vacant**  
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

#### Special Meeting

Tuesday, September 5, 2023 - 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:
  - Bennett Brissette
  - Andy Meek (seated 7/18/23)
3. Minutes:
  - #1734, August 15, 2023
4. Correspondence:
  - St. Edmund's Retreat 8.30.23 correspondence from Masons Island Neighbors
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
    1. **23-201ZON James Constantine (Greenhaven Shores Section 2)** - Zoning permit application for the erection of a wooden kayak rack and hitching post style dinghy racks. Property located off Riverside Dr., Pawcatuck. Assessor's Map 9 Block 3 Lot DK. Zone RC-120.
6. Old Business:
  - A. **PZ2317BR BCMAN, LLC (R. Manfredi)** – Bond Release/Reduction application for work performed under application PZ1904SPA & GPP and PZ2132SPM. Property located at 62 Voluntown Rd., Pawcatuck. Assessor's Map 18, Block 2, Lot 7. Zone HI-60.
  - B. **PZ2320CAM Daniel & Amy Carlin (B. Deluca)** – Coastal Area Management Review application to accompany future zoning permit application for the demolition of existing single-family residence (SFR) and the construction of a new SFR. Property located at 264 North Water St., Stonington. Assessor's Map 100, Block 1, Lot 16. Zones RM-15 & RC-120.

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STONINGTON, CT.

23 SEP -1 PM 1:54

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):
  - A. **PZ2314SUP Jannat, LLC (J. Casey)** - Special Use Permit application to permit construction of 1-story, 3,300 SF convenience store with 3 fuel filling stations with a canopy. Proposal includes parking, repaving, stormwater drainage, and associated site work. Property located at 54 South Broad St., Pawcatuck. Assessor's Map 14, Block 2, Lot 6. Zone LS-5. *PH continued from 8/1/23.*
  - B. **PZ2316SUP & GPP PRC Holdings, LLC (D. McKay)** - Special Use Permit application to permit construction of 1-story, 8,220 SF commercial office building. Proposal includes parking, a sub-surface sewage disposal system, stormwater drainage, and associated site work. Property located at 8 Alice Court, Pawcatuck. Assessor's Map 18, Block 2, Lot 5E. Zone HI-60. *PH continued from 9/5/23.*
8. Future Public Hearing(s):
  - A. **PZ2318RA Paul & Sharyne Cerullo** – Zoning Regulation Text Amendment to clarify Agricultural Heritage District (AHD) ZR §7.24.3.2 definition of contiguous parcels of land in common ownership divided by a street. *PH Scheduled for 10/17/23.*
  - B. **PZ2319SUP Sea Research Foundation, Inc. (W. Sweeney, Esq.)** – Special Use Permit application for Special Wall Signs pursuant to ZR §7.12.7.1.5 to permit four wall signs totaling 346.71 SF. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 2. Zone TC-80. *PH Scheduled for 9/19/23.*
  - C. **PZ2321ZC & CAM Pawcatuck Riverview. LLC (M. Kepple, Esq.)** – Zoning Map Amendment to IHRD-5 & Coastal Area Management Review applications for the rehabilitation of an historic mill building for 58 residential units and one detached residential unit. Property located at 21 Pawcatuck Ave., Pawcatuck. Assessor's Map 5, Block 5, Lot 2. Zone MC-80. *PH Scheduled for 10/3/23.*