

## Town of Stonington Planning and Zoning Commission

### AGENDA SPECIAL MEETING

### TUESDAY, JANUARY 2, 2024 – 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 REGELVER OR RECORD
STONINGTON. CT.

Call To Order – 7:00 PM

2. Appoint Alternates:

a. Ben Philbrick (Seated 9/5/23)

b. Bennett Brissette (Seated 10/3/23)

c. MaryEllen Mateleska (Seated 11/21/2023)

3. Minutes:

a. #1744 - December 19, 2023

b. #1745 – December 20, 2023

4. Public Comment:

5. Correspondence:

6. Reports:

a. Staff

b. Commission

c. Zoning Enforcement and Violations

d. Administrative Review

7. Old Business:

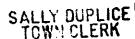
a. PZZ331CAM Masons Island Company, Inc. (S. Moran) – Coastal Area Management application to accompany future Zoning Permit application for the construction of new residential structures. Property is located at Old North Road, Mystic; M/B/L: 175-2-3. This property is located in the RM-15 Zone

b. **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.

8. Public Hearing(s):

 a. 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.

23 DEC 29 PM 1:50





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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. **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.

- 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. 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.

Public Hearing extended to January 16, 2024.

- 10. New Submittal(s):
- 11. Adjournment