



# Town of Stonington Planning and Zoning Commission

SALLY OFFICE  
TOWN CLERK

## AGENDA REGULAR MEETING

24 MAY 17 AM 9:55

TUESDAY, MAY 21, 2024 – 7:00 PM

STONINGTON BOARD OF EDUCATION DISTRICT OFFICE  
40 FIELD STREET, PAWCATUCK, CT 06379

RECEIVED FOR RECORD  
STONINGTON, CT

### COMMISSIONERS

**Charles Sheehan**  
Chairman

**Ryan Deasy**  
Vice Chairman

**Lynn Conway**  
Secretary

**Gary Belke**  
Member

**Vacant**  
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

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1. Call To Order – 7:00 PM
2. Appoint Alternates:
  - a. MaryEllen Mateleska (Seated 11/21/2023)
  - b. Ben Philbrick (Seated 9/5/23)
  - c. Bennett Brissette (Seated 10/3/23)
3. Minutes:
  - a. #1757 – May 7, 2024
4. Public Comment:
5. Correspondence:
6. Reports:
  - a. Staff
  - b. Commission
  - c. Zoning Enforcement and Violations
    1. Zoning Enforcement Officer Report – March 2024
    2. Zoning Enforcement Officer Report – April 2024
  - d. Administrative Review
7. Old Business:
  - a. **PZ2408SPA 29 West Broad Street, LLC (J. Lathrop)** – Site Plan Application to convert 1,200 SF of existing commercial space into two (2) 600 SF apartments. Property is located at 29 West Broad Street, Pawcatuck; M/B/L: 1-4-7. Property is located in the PV-5 Zone.
8. Public Hearings:
  - a. **PZ2402SPA+CAM St. Edmund of Connecticut, Inc. (R. Avena, Esq.)** – Site Plan Application and Coastal Area Management review for the construction of a ±6,600 SF building at St. Edmund of Connecticut on Enders Island. Proposal also includes the demolition of existing structures on campus and associated site improvements. Property is located at 1 Enders Island, Mystic; M/B/L: 178-1-1. Property is located in the RC-120 Zone.
9. Future Public Hearing(s): *See New Submittal(s)*



# Town of Stonington Planning and Zoning Commission

## AGENDA SPECIAL MEETING

TUESDAY, MAY 7, 2024 – 7:00 PM

STONINGTON BOARD OF EDUCATION DISTRICT OFFICE  
40 FIELD STREET, PAWCATUCK, CT 06379

### MEETING PROCEDURES

#### PUBLIC COMMENT

Public comment is 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.

#### 10. New Submittal(s):

- a. **PZ2410SUP+CAM Generation 4, LLC (S. Moran)** – Special Use Permit Application and Coastal Area Management Review for construction of a two-story townhouse style triplex, driveway, parking lot, and associated site improvements. Property located on 19 Jackson Ave., Mystic; M/B/L: 174-19-8. Property is located in the Zone LS-5.

*Public Hearing Scheduled Tuesday, June 18, 2024.*

- b. **PZ2411SUP+CAM J & H Mystic Hospitality, LLC (J. Casey)** – Special Use Permit Application and Coastal Area Management Review for renovation of an existing two-story hotel into a three-story, 94-room hotel with parking lot, shared outdoor plaza, landscaping, and associated site improvements. Property is located at 253 Greenmanville Avenue, Mystic; M/B/L: 171-1-2. Property is located in the TC-80 Zone.

*Public Hearing Scheduled Tuesday, June 4, 2024.*

- c. **PZ2412ZC RCP Waterford II, LLC & Readco Stonington III, LLC (J. Browning)** – Zoning Map Amendment application for an amendment to the Neighborhood Design District (NDD) Zone established under PZ2327ZC. Amendment includes six additional properties, demolition of existing structures, construction of three additional 36-unit apartment buildings, a 6,000 SF clubhouse facility, and 63,000 SF of recreational facilities and medial office space with associated site improvements. Properties are located at 3 Voluntown Road, 85 Voluntown Road, 91 Voluntown Road, 455 Liberty Street, and four additional unaddressed parcels, Pawcatuck; M/B/L: 18-1-31; 18-1-33-A; 18-1-33; 18-1-36; 18-1-32; 18-1-32A; 18-1-32B; and 18-1-32C. Properties are located in the HI-60 Zone.

*Public Hearing Scheduled Tuesday, June 18, 2024.*

- d. **PZ2413SPA+GPP RCP Waterford II, LLC & Readco Stonington III, LLC (J. Browning)** – Site Plan Application to construct three 36-unit apartment buildings, one mixed-use residential building, three independent eight-bay garage structures, and residential clubhouse facility with associated site improvements. Application is submitted in conjunction with PZ2412ZC and PZ2327ZC. Properties are located at 85 Voluntown Road and 455 Liberty Street, Pawcatuck; M/B/L: 18-1-33-A; 18-1-36. Properties are located in the HI-60 Zone.

- e. **PZ2414SPA G Development, LLC (S. Cherenzia)** – Site Plan Application for an amendment to the site plan approved under PZ2018SUP to include the relocation of utilities, updated landscaping, and associated site improvements. Property is located at 32 Broadway Avenue Mystic; M/B/L: 174-19-1. Property is located in the LS-5 Zone.

#### 11. Adjournment