



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.

AGENDA

Regular Meeting
Tuesday, May 17, 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:
 - Gary Belke (seated 3/15/22)
 - Marjorie Selinger (seated 5/3/22)
 - Andy Meek (seated 5/3/22)
3. Minutes:
 - #1695, May 3, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
 1. **22-09ZON Garbarino & Garbarino V-4 Enterprises (Lisa Howard / Stay on Park, LLC)** – Zoning Permit application for Change of Use from Personal Services to Retail furniture sales / storage & furniture refurbishing. Property located at 2 Avery St., Mystic. Assessor's Map 161, Block 17, Lot 4. Zone LS-5.
6. Old Business:
 - A. **PZ2214SPA & CAM Latimer Point Condominium Assoc., Inc.** – Site Plan & Coastal Area Management Review application for a 10' x 6' shed and expansion of a roofed shower. Property located at 12 Center Drive, Stonington. Assessor's Map/Block/Lot: 154/4/31. Zone RM-20.

RECEIVED FOR RECORD
STONINGTON, CT.

22 MAY 13 PM 1:57

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. **PZ2206SUP & GPP Brookside Associates, LP (W Sweeney)** – Special Use and Ground water Protection Permit applications for an Affordable Housing Project submitted pursuant to CGS 8-30G. Proposed consists of 100 housing units and associated improvements. Property located at 111 South Broad St., Pawcatuck. Assessor's Map 37, Block 1, Lot 1A. Zone GC-60.
 - B. **PZ2211SUP Jannat, LLC (Z Kohl)** - Special Use Permit application to permit construction of 1-story, 3,500 SF convenience store with gasoline filling pumps and canopy. Proposal includes 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. *Applicant requests Public Hearing be opened and immediately continued to 6/21/22.*
8. Future Public Hearing(s):
 - A. **PZ2212SUP Whaler's Inn RE, LLC (W Sweeney)** – Special Use Permit application for exterior renovations and Changes of Use to include 5 residential units to 5 hotel suites, and retail space to hotel office/lobby; permit hotel liquor sales, and building height exceptions of the "Odd Fellows" building. Property located at 11 Cottrell Street, Mystic. Assessor's Map 182, Block 4, Lot 4. Zones DB-5 & RH-10. *Public Hearing scheduled for 6/7/22.*
 - B. **PZ2213SD Brandon & Cynthia Flack** – Subdivision application for a 9-lot Open Space Development (OSD). Property located on South Anguilla Rd., Pawcatuck. Assessor's Map 49, Block 2, Lot 1. Zone GBR-130. *Public Hearing scheduled for 6/7/22*
9. New Submittals(s):
 - A. **PZ2215SUP Evangelos Koukoularis (Atlantic Associates of Stonington, LLC)** – Special Use Permit application for reduction of indoor restaurant seating from 54 to 42 and addition of 33 seasonal outdoor seats. Property located at 530 Stonington Rd., Stonington. Assessor's Map 99, Block 4, Lot 23C. Zone GC-60.