



**Town of Stonington
Planning and Zoning Commission**

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Gary Belke
Alternate

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, June 21, 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:
 - #1697, June 7, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
 1. **PZ2003ZC, SPA & CAM Mystic Seaport Museum** – Request approval for minor site plan modifications and/or minor building renovations for previously approved demolition of a 2-story restaurant building and construction of a 3-story restaurant/boutique hotel, guest cottage, utility structure, swimming pool, and the relocation of the dock office to Chubb's Wharf. Property located at 75 (105) Greenmanville Ave., Mystic. Assessors Map 173 Block 1 Lot 1. Zone MHD.
6. Old Business:
7. Public Hearing(s):
 - A. **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. **Continued from 6/7/22.**
 - 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. **Continued from 5/17/22.**

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 STONINGTON, CT.
 22 JUN 17 PM 3:33
 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.

- C. **PZ2212SUP Whaler's Inn RE, LLC (W Sweeney)** – Special Use Permit application for exterior renovations and Changes of Use to include conversion of 5 residential units to 5 hotel suites, and retail space to hotel office/lobby; and permit hotel liquor sales for the "Odd Fellows" building, pursuant to Zoning Regulations Sections 6.6.14 - Rehabilitation of Existing Buildings and 6.6.20 - Height Exceptions for Roof Structures and Architectural Features. Property located at 11 Cottrell Street, Mystic. Assessor's Map 182, Block 4, Lot 4. Zones DB-5 & RH-10. **Application amended - PH rescheduled from 6/7/22.**
8. Future Public Hearing(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. **PH scheduled for 7/19/22.**
9. New Submittals(s):
 - A. **PZ2216SUP Martin Olson Irrv. Trust (Never Enough Bake Shop, LLC)** – Special Use Permit application for on-premise full liquor sales permit for existing Bleu Squid Bakery Café. Property located at 27 Coogan Blvd., Building 16, Mystic. Assessor's Map 164, Block 3, Lot 1/32. Zone TC-80.
 - B. **PZ2217SD & SUP Cherenzia Excavation, Inc. & EG Home, LLC (W. Sweeney)** – Subdivision and Special Use Permit applications for modification of an approved re-subdivision plan consisting of 42 single-family homes within a common interest community on a single reconfigured lot. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7, Block 1, Lots 44 & 44F thru 44L. Zone RM-20.
 - C. **PZ2219SUP Martin Olson Irrv. Trust (Le Petit Chou, LLC)** – Special Use Permit application for café liquor permit for wine sales at Kitch, an existing kitchen and specialty food store. Property located at 27 Coogan Blvd., Building 19A, Mystic. Assessor's Map 164, Block 3, Lot 1/33. Zone TC-80.
 - D. **PZ2220GPP Brandon & Cynthia Flack** – Groundwater Protection Permit application for a 9-lot Open Space Development (OSD) (PZ2213SD). Property located on South Anguilla Rd., Pawcatuck. Assessor's Map 49, Block 2, Lot 1. Zone GBR-130.
 - E. **PZ2221RA Town of Stonington PZC** – Zoning Regulation Amendment application to create regulations for cannabis establishments in the community.
 - F. **PZ2222SPA & CAM Town of Stonington (DPW)** – Site Plan Approval & Coastal Area Management Review applications for construction of a 50' x 80' fabric style salt shed to replace the existing salt shed. Proposal includes site grading, loam & seeding, and paving. Property located at 86 Alpha Ave., Stonington. Assessor's Map 79, Block 1, Lot 24. Zones RM-20 & LS-5.
 - G. **PZ2223SD & CAM Masons Island Company (Prominent Development)** – Subdivision & Coastal Area Management Review applications for an 11-lot residential re-subdivision. Property located on School House & Cormorant Roads, Mystic. Assessor's Map 181, Block 3, Lot 1. Zone RM-15.