



Town of Stonington Planning and Zoning Commission

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Member

Ryan Deasy
Member

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

Special Meeting

Tuesday, June 7, 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:
 - #1696, May 17, 2022
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Stonington 2017 Hazard Mitigation Plan Progress Review.
 - C. Zoning Enforcement & Violations.
 - D. Administrative Review
 1. **ZON22-119 Ocean Breeze Land Co.** – Zoning permit application for the renovation of a portion of the restaurant building lower-level seasonal bar including the addition of 10 seats. Property located at 5 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 10-3. Zone LS-5.
 2. **ZON22-123 Clavdy, LLC** – Zoning permit application for the placement of temporary/seasonal mobile restrooms on site. Property located at 20 Old Stonington Rd., Stonington. Assessor's Map 153 Block 2 Lot 4. Zone GC-60.
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.

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. **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 to be amended - Public Hearing rescheduled to 6/21/22.***
 - 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.
8. Future Public Hearing(s):
 - A. **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 to 6/21/22.***
 - B. **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. ***Public hearing scheduled for 7/19/22.***