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CITY OF NEW LONDON
PLANNING & ZONING COMMISSION
-Regular Meeting Minutes-
181 State Street, City Hall
3rd Floor City Council Chambers
New London, CT
September 3, 2026 - 7:00 p.m.

AGENDA ITEM#1
CALL OF ROLL.
Chairman Levine called the meeting to order at 7:04 p.m.

THE FOLLOWING MEMBERS WERE PRESENT

Barry Levine, Chairman	Adam Sprecace, Secretary	
Russell Carr	Clance Peterson	Ronna Stuller
Valerie Tamano	Robert DeRobbio (A)	

THE FOLLOWING MEMBERS WERE ABSENT
Jason Barnwell John Strafaci (A)

A motion was made by Mr. Sprecace, seconded by Mr. DeRobbio and voted unanimously to add an agenda item, Discussion about Coast Guard Letter.

A G E N D A I T E M # 2
PUBLIC HEARING. Application for Zone Map Amendment. Applicant requests the PZC amend the Zoning Map for the subject property from the current zoning district designation, R-2 Zone (Two Family Medium Density Residential District) to the WCI-1 Zone (Waterfront Commercial Industrial District-One). **Site: 72 Central Avenue (F08/292/4)**. Applicant: David Schill. Property Owner: 72 Central Avenue, LLC.

David Schill, Mohawk Northeast, Inc., 170 Canal Street, Plantsville, CT, discussed the rezone of 72 Central Avenue from R2-WC1 R-2 Zone to WCI-2.

Chairman Levine asked if there was anyone from the public that wished to speak on the application.

Cathi Strother, 19 Bolles Avenue, NL expressed concern about the posted zoning sign for the public hearing not being visible from Adelaide Street.

Chairman Levine explained a use is not being considered. This is a zone map only.

Ms. Strother said most neighbors are not in favor of the change.

Diane Hansen, 330 Crystal Avenue, NL noted that this is not waterfront property or a water dependent use.

Chairman Levine shared the zoning map with Ms. Hansen.

Ms. Stuller said I oppose this change, if granted we would have to say it is compatible with the 2017 Plan of Conservation and Development (POCD). It is not compatible. It reduces the buffer for residential properties.

Mr. Sprecace said it is not spot zoning, it is an extension of existing zoning.

Chairman Levine mentioned CT DEEP's failure to meet the 35-day deadline.

Chairman Levine asked Mr. Schill about the gated street.

Mr. Schill said the gate was installed to direct truck traffic from Mohawk away from Central Avenue.

Ms. Stuller said for the record that Hodges Square is a federally protected neighborhood.

M O T I O N

A motion was made by Mr. Sprecace, seconded by Ms. Stuller and voted unanimously to close the public hearing.

M O T I O N

A motion was made by Mr. Sprecace, seconded by Mr. Peterson and voted 6-1 (Ms. Stuller opposed) to approve the application for a Zone Map Amendment submitted by David Schill to allow an amendment to the City of New London's Zoning Map, specific to the parcel at 72 Central Avenue (Map F08/Block 292/Lot 04) from the current zoning designation of R-2 Zone (Two Family Medium Density Residential District) to the to the WCI-1 Zone (Waterfront Commercial Industrial District-One).

This Zone Text Amendment shall be effectuated on Tuesday, September 22, 2026.

FINDINGS

This approval is granted by the Planning & Zoning Commission along with the following findings:

1. ***In granting this approval the Commission has considered the objectives and goals of the 2017 Plan of Conservation and Development;***

2. ***The proposed zone text amendment is consistent with the City's Comprehensive Plan.***

3. The Commission finds that the approved zone map amendment is consistent with the goals & objectives of the Connecticut Coastal Management Act.

A G E N D A I T E M # 3

PUBLIC HEARING. Application for Special Permit Approval. Proposal: To allow the addition of a grocery beer permit to an existing grocery/retail storefront *(pursuant to NL Zone Regs Section 610-Regulations Concerning Retail Sale of Alcoholic Liquor)*. **Site: 607 Bank Street (Map E14/Block 136/20).** Applicant: Jason Scott. Property Owner: Edworks, LLC. *A-2 Survey & Site Plan Waivers requested.*

Stacy Scott, 607 Bank Street, NL addressed the commission to allow the addition of a grocery beer permit to an existing grocery/retail storefront.

Chairman Levine asked the applicant if she had seen Chief Wright's comments about the application?

Ms. Scott stated that she hadn't.

Chairman Levine recessed the meeting at 7:36 p.m. to allow Ms. Scott to review Chief Wright's comment. The meeting resumed at 7:40 p.m.

Ms. Scott addressed Chief Wright's concerns by noting there are other establishments in the area that sell beer and wine.

Chairman Levine asked if there was anyone from the public that wished to speak on the application.

Violet Johnson, 13 Washington Street, NL noted that there are similar convenience stores nearby that sell beer and that is it safer to have these business within walking distance.

Mr. Sprecace expressed concerns about Chief Wright's comment. Mr. Sprecace asked Ms. Scott about the curtains on the right side that completely block the view into the store that do not conform to regulation.

Chairman Levine suggested that the commission recess and continue this application in order to invite Chief Wright to speak further on his comments on the application.

Ms. Scott said that they will be coming down because a remodel is taking place.

M O T I O N

A motion was made by Mr. Sprecace, seconded by Mr. Carr and voted unanimously to recess and continue this item until October 1, 2026 so that Chief Wright can attend the next meeting in regards to this application.

M O T I O N

A motion was made by Mr. Sprecace, seconded by Mr. Carr and voted unanimously for the Planning & Zoning Commission to accept a 30-Day time extension to accept this application.

Chairman Levine announced that he would combine the public hearing for Agenda Item # 4 and Agenda Item # 5.

A G E N D A I T E M # 4

PUBLIC HEARING. Application for Special Permit Approvals/Coastal Site Plan Review Approval/Site Development Plan Review Approval. Proposal: To allow the construction of ninety-five (95) apartments/dwelling units of multifamily housing with associated site improvements (e.g., stormwater improvements, lighting, landscaping, recreational space, parking, etc.). Additional Special Permit Approval requests to allow (1) More than one principal structure on a lot, (2) The height of principal structure(s) to exceed the maximum height permitted in the LI-O, (4) The required parking for the development to be provided onsite as well as on a site or sites other than the subject property. **Site: 150 Howard Street (Map F15/Block 109/Lot 19)/Howard Street NORTH. Applicant:** SREP NL Holding LLC**. Agent**: Joseph P. Williams, Esq. **Property Owner**: Sachem Capital Corp.

A G E N D A I T E M # 5

PUBLIC HEARING. Application for Special Permit Approvals/Coastal Site Plan Review Approval/Site Development Plan Review Approval. Applicant: SREP NL Holding LLC**. Agent**: Joseph P. Williams, Esq. **Property Owner**: Sachem Capital Corp. **Proposal:** To allow the construction of one hundred and forty (140) apartments/dwelling units of multifamily housing with associated site improvements (e.g., stormwater improvements, lighting, landscaping, recreational space, parking, etc.). Additional Special Permit Approval requests (1) To allow the construction of a parking structure to service the subject property and adjacent development parcel at **150 Howard Street-Map F15/Block 109/Lot 19-Howard Street NORTH**, (2) To allow the height of principal structure to exceed the maximum height permitted in the LI-O, (3) To allow the adjacent integrated residential development parcel at **150 Howard Street-Map F15/Block 109/Lot 19-Howard Street NORTH** to use the available off-site parking at the subject property.

The following properties included in this application:

Street	Number	Map/Block/Lot	Property Owner
Hamilton St.	65	F15/107/02	Dr. Ronald Reisel
Hamilton St.	77	F15/107/03	Oak Street New London
Howard St.	152	F15/107/01	152 Howard Street LLC
Howard St.	162	F15/107/3A	WVW Funding LLC.

Attorney Joseph Williams, Shipman & Goodwin LLP, Harford, CT discussed the layout of the project as well as the configurations of the 2 parcel sites into one. The developer is Spinnaker Real Estate Partners (SREP). Atty Williams described current conditions and proposed conditions. The north unit will consist of 95 units and the south unit will consist of 140 units and parking. The proposed development is consistent with LI-O District and is in harmony with the neighborhood, site plan and the objectives have been met. All properties make up the development site. Atty William discussed various studies and reports from Langan CT, Inc. in support of the application on the anticipated traffic impact. Atty Williams outlined various special permit requests. Atty Williams discussed the application fees which he felt were not reasonable.

Chairman Levine said that first the commission would deal with the application and the fees are separate.

Katy Gagnon, P.E., Senior Project Manager, Langan CT, Inc., 555 Longwarf Drive, New Haven, CT went through how the project couples with FEMA/Flood Plain and the Connecticut Coastal Management Act (CCMA).

Christopher McLean, P.E., Traffic Engineer, Langan CT, Inc. 555 Longwarf Drive, New Haven, CT discussed various traffic studies prepared for the project including the timing of the traffic counts, example: morning, lunch hour, evening. The plan provides for 288 on-site parking spaces. City of New London parking requirements for apartments were used in preparing the parking plan. This plan shows there is an excess of available parking.

Ms. Stuller asked about the roundabout in the plan.

Mr. McLean said there is a roundabout.

Chairman Levine asked if a portion of the roundabout is on private property and will it have an appearance of a public street.

Mr. McLean said it is on both public and private property and will be for public and private use. Mr. McLean also discussed the layout and locations of parking space. The project meets sight line requirements and will improve visibility. Mr. McLean described the construction access via a temporary access road.

Chairman Levine recessed the meeting at 8:52 p.m. The meeting resumed at 8:57 p.m.

Chairman Levine asked if there was anyone from the public that wished to speak on the application.

Violet Johnson, 13 Washington Street, NL expressed concern about potential sewer contamination.

Attorney Mathew N. Greene, 300 State Street, NL addressed the commission on behalf of Eshenfelder/T.A. Scott. Atty Greene said he could not find any street level parking except for on the architectural plans and he noted that Hamilton Street is too narrow to have on street parking. Atty Greene stated that the Langan traffic counts do not make sense and took exception with the use of the word estimate when presenting the data. Atty Greene added that the design of the project does not fit and does not work and that there would be too many pedestrians crossing Hamilton Street to reach the North building. Finally, Atty Greene said that the proposed roundabout would be detrimental to his client's business and he is concerned for the health, safety and welfare of the general public.

Seamus Moran, P.E., H&H Engineering, Mystic, Ct spoke on behalf of Captain Scott's and addressing that access by emergency vehicles would be limited. He also noted that adding a roundabout would create a decision point. Atty Moran said there didn't appear to be data to support the proposed stormwater infiltration system.

Attorney Ryan D. Hoyler, Robinson + Cole, LLP, One State Street, Hartford, CT addressed the commission on behalf of his client Charles J. Duffy and Marci Alborghetti, 221 Howard Street, New London. Atty Hoyler said that hundreds of new units have been approved in and around this area. He went on to say the Planning & Zoning Commission needs to be mindful that there is already a traffic problem due to existing housing. Atty Hoyler said his clients are not opposed to development in New London, but they are opposed to this particular project.

Susan Tierney, Owner, Captain Scott's, NL spoke to her concerns about ease of deliveries and the ability of her customers to access her business. Ms. Tierney said she is still lacking concrete information from the developer.

Atty Williams said that he and his colleagues are prepared to respond to the issues raised at the next meeting.

M O T I O N

A motion was made by Mr. Sprecace, seconded by Mr. DeRobbio and voted unanimously to recess and continue the public hearing until the next meeting.

A G E N D A I T E M # 6

DISCUSSION-2027 Plan of Conservation & Development

(a) Section 3-*Community Structure*
(b) Section 4- *Community Character/Spirit*

In the interest of time, this agenda item was deferred.

A G E N D A I T E M # 7

MINUTES.

(a) Approval of the August 20, 2026 regular meeting minutes.

Without objection, the minutes of the August 20, 2026 regular minutes were approved as submitted.

A G E N D A I T E M # 7A
DISCUSSION-Coast Guard City

The commission discussed drafting a letter of support to the Coast Guard Museum , as a Coast Guard City.

M O T I O N

A motion was made by Mr. Sprecace, seconded by Ms. Stuller and voted unanimously to submit the letter written to Adm. Kevin Lunday, Commandant, United States Coast Guard.

A G E N D A I T E M # 8
A D J O U R N M E N T.
A motion was made by Mr. Sprecace, seconded by Ms. Peterson and voted unanimously to adjourn the meeting at 10:19 p.m.

Respectfully Submitted,

Nancy Dolan

Nancy Dolan,
Acting Recording Secretary

Approved by the Commission on: 10/01/26