

CITY OF NEW LONDON



PLANNING & ZONING COMMISSION
-Regular Meeting Agenda-
Thursday, December 4, 2025- 7:00 p.m.
City Council Chambers, City Hall, 3rd Floor
181 State Street, New London Connecticut

1. CALL OF ROLL.

2. PUBLIC HEARING. Zone Map Amendment. To allow the modification of the designated zoning district(s) to the from their current zone map designation to the LI-O Zone (Light-Office Industrial District). Applicant: William R. Sweeney, Esq. for SREP NL Holding LLC.

Table with 5 columns: Street, #, Map/Block/Lot, Subject Properties (Zone Designation), Property Owner(s). Rows include Hamilton St. 65, Hamilton St. 77, Howard St. 150, Howard St. 152, and Howard St. 162.

3. PUBLIC HEARING. Special Permit/Site Plan Review/Coastal Site Plan Review/Façade Review. Proposal: To allow the construction of a multistory mixed-use building with thirty-seven (37) dwelling units and nonresidential use(s) at the street level. as well as associated site improvements (drainage, landscaping, parking, lighting, etc.). Site: 194 Bank Street (G13/108/25.2). Applicant/Agent: Ross Gladstone-HH Engineering Associates, LLC. Property Owner: Allison Straub.

4. MINUTES.

(a) Approval of the November 20, 2025 Regular Meeting Minutes.

5. ELECTION OF OFFICERS.

6. ADJOURNMENT.

Individuals requesting their comments be read into the record for an agenda item must submit their comments in writing via email not later than 3:00 p.m. the day of the hearing/meeting to: Planning & Zoning Official Michelle Johnson Scovish at mscovish@newlondonct.gov AND Land Use Coordinator Shelly Reed at sreed@newlondonct.gov Meeting agendas and file materials may be found at http://newlondonct.gov Thank You for Your Cooperation --Process for Submitting Written Public Comments--