

Regular Meeting

The 1734th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education Office, 40 Field Street, Pawcatuck, August 15, 2023. The meeting was called to order at 7:00 PM by Chairman Ben Philbrick. Also present for the meeting were Commissioners Ryan Deasy, Charles Sheehan, Gary Belke, and Lynn Conway; Alternate Bennett Brissette; and Town Planner Clifton Iler. Alternate Andy Meek was not present.

Seated for the meeting were Ryan Deasy, Charles Sheehan, Ben Philbrick, Gary Belke, and Lynn Conway.

Election of Officer / Commission Member Changes:

Chairman Philbrick commented that this will be his second to last meeting as Chairman. Mr. Deasy nominated Mr. Sheehan as future Chairman and cited Mr. Sheehan's extensive knowledge of the topics that are often discussed. The nomination was seconded by Mr. Belke. The vote was taken, 4-0-1.

Roll Call: Mr. Deasy in favor, Mr. Philbrick in favor, Mr. Belke in favor, Ms. Conway in favor. Mr. Sheehan abstained.

Minutes:

Mr. Deasy made a motion to approve the minutes of July 20, 2023, seconded by Mr. Sheehan, all in favor, 5-0.

Mr. Deasy made a motion to approve the minutes of August 1, 2023, seconded by Mr. Sheehan, all in favor, 5-0.

Administrative Review:

23-184ZON Lockwood Coveside Marina, LLC - Zoning permit application the demolition and reconstruction of a building. Property located at 830 Stonington Rd., Stonington. Assessor's Map 57 Block 2 Lot 11. Zone MC-80.

John Torrello, Torrello and Associates, project architect, discussed the background of the project, including the process of discovering the restrictions on the land and building requirements, thus requiring plan alterations. The owner, along with the Town's Building Department, decided it would be best to raze the building in question. Mr. Torrello discussed the timeline of events with the Architectural Review Board and the feedback that they were given. He clarified for the Commission that the property would have a "lodge" type use, with potentially seasonal occupancy.

The Commission discussed with Mr. Torrello the recommendations from the Architectural Review Board.

Mr. Iler reviewed the denial of the prior application.

Regular Meeting

The Commission clarified that the property operated as a hotel since the 1950s (estimate), and had performed a large amount of work without permits, and stopped being used as a hotel around the mid-2000's (estimate).

Mr. Deasy made a motion to approve the application, with existing stipulations, seconded by Mr. Sheehan. Ms. Conway clarified the presence of a digital rendering of this project. The vote was taken, all in favor, 5-0.

Public Hearing(s):

PZ2316SUP & GPP PRC Holdings, LLC (D. McKay) - Special Use Permit application to permit construction of 1-story, 8,220 SF commercial office building. Proposal includes parking, a sub-surface sewage disposal system, stormwater drainage, and associated site work. Property located at 8 Alice Court, Pawcatuck. Assessor's Map 18, Block 2, Lot 5E. Zone HI-60.

Seated for this public hearing were Ryan Deasy, Charles Sheehan, Ben Philbrick, Gary Belke, and Lynn Conway.

David McKay, Boundaries LLC, described that this is the last empty lot in a commercial subdivision. Mr. McKay displayed the existing conditions survey and the site development plan. The plan is for an office building with an accessory storage area. The Special Use permit is required due to the number of parking spaces exceeding 20 (24). The stormwater management plan was discussed. Per Mr. McKay, the property will use town gas lines but have a private well system. Mr. McKay discussed the Erosion and Sediment control plan as well as the actual building characteristics which match the surrounding properties.

Mr. McKay confirmed for the Commission the number of occupants (17 office spaces and 1 reception space) and that the septic system plans have been approved by Ledge Light Health District.

Public Comments:

Carlene Donnarummo, Oakwood Ave., commented that the incorrect zone of this project was listed on the report, which has since been confirmed to be a typo. Secondly, Mrs. Donnarummo questioned the requested waiver for listing the property's legal description. There should be a legal description in the record even though it is a lot of record according to Mrs. Donnarummo.

Don Rich, owner of 10 Alice Court, Unit B-2, asked to see renderings of the building.

Richard Lots, owner of a unit at 10 Alice Court, commented that 10 Alice Court is downhill from the subject property and is worried about water runoff.

Rebuttal:

Per Mr. McKay, the legal description can be included. Regarding storm water management, Mr. McKay showed the plans with regards to how 10 Alice Court would be affected and discussed

Regular Meeting

curbing along the driveway. The stormwater basin and drainage plan were shown and discussed.

The Commission confirmed that there can be no increase in water runoff to neighboring properties and that the curbing is a standard piece of a water runoff plan such as this.

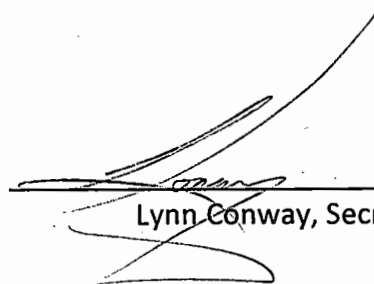
Mr. Iler mentioned that the applicant provided a stormwater management report, although its timing and proximity to the time of the meeting requires that the public hearing be continued to a future meeting.

The Commission questioned the current state of water runoff towards 10 Alice Court.

Mr. Deasy made a motion to continue the public hearing until September 5th, seconded by Mr. Sheehan. Ms. Conway noted that she will not be present for that meeting.

Mr. Deasy made a motion to adjourn the meeting, seconded by Mr. Sheehan. All in favor, 5-0.

The meeting was adjourned at 7:58 PM.



Lynn Conway, Secretary