

## Regular Meeting

The 1729<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education Office, 40 Field Street, Pawcatuck, on June 20, 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, and Lynn Conway; Alternates Gary Belke and Andy Meek, and Town Planner Clifton Iler.

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

**Minutes:**

Mr. Sheehan made a motion to approve the minutes of June 6, 2023, as written. Seconded by Mr. Deasy, all in favor, 5-0.

**Commission:**

Mr. Sheehan nominated Mr. Deasy for Planning & Zoning Commission Vice Chairman. This was seconded by Mr. Belke. Mr. Sheehan made a motion to appoint Mr. Deasy, seconded by Mr. Belke, motion approved, 5-0.

**Administrative Review:**

**Commission consideration of a Resolution on Outdoor Dining Authorizations in response to P.A. 22-1 §2-3 and P.A. 22-118 §206.**

This is a continuation of the prior Resolution. The draft will continue through June 30, 2024 at which point outdoor dining would have to go through a standard approval process before the Commission.

Mr. Deasy made a motion to approve the resolution, seconded by Mr. Sheehan, all were in favor, 5-0.

**Public Hearing(s): Began at 7:05**

**PZ2307SUP & GPP Mystic Sahajanand, LLC (S. Cherenzia) - Special Use & Groundwater Protection** Permit applications for construction of a new 80-room hotel (40,000+ sq ft) with associated landscaping & parking. Property located at 321 Liberty St., Pawcatuck. Assessor's Map 17 Block 3 Lot 4. Zone HI-60. *PH continued from 5.16.23.*

Seated for the hearing were Mr. Deasy, Mr. Sheehan, Mr. Philbrick, and Mr. Belke.

The applicant's engineer, Sergio Cherenzia, PE, addressed the areas of the project that were in question from a prior meeting with the Commission. A summary of the storm water detention basin has been submitted. Nightscape renderings were shown and discussed. The final signage will have to go through another permitting process. Mr. Cherenzia discussed the storm water runoff issues that a neighbor had mentioned - it was clarified that minimal water crosses onto a neighboring property, however, it then crossed back onto the subject property and towards the stream on the south side of the property. The dumpster location has been moved further to the rear to accommodate comments from the Fire Marshal. Mr. Cherenzia provided details for the modular style block wall. The Commission discussed with Mr. Cherenzia the height and style of the fencing. Dust control has been added to the E&S plan. The fire pit initially proposed to be installed on the patio shall be replaced with a picnic table or two. Per Mr. Cherenzia, the Town Planner and Town

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Engineer determined that the loading zones do not have to be roofed, however the three loading zones are still necessary per the zoning regulations. The style and manner of deliveries was discussed. There will be no large deliveries of chemicals or cleaning supplies, and there are no pools, spas, etc.

The Commission discussed the lot line issue that arose with a neighboring property. Mr. Cherenzia noted that the deeds do not imply that an error was made, however, the Commission agreed that this is a civil matter regardless. A stipulation can be made if a necessary adjustment arises, according to Mr. Cherenzia.

Terry Chiaradio, 311 Liberty St (neighboring lot), has reviewed the deed and associated lot lines and had a concern. The Commission reiterated that lot line disputes are between owners. Ms. Chiaradio was also concerned with traffic and submitted a traffic report into the record.

The Commission noted that this is a state road and that the Police Commission has approved of the plan. Ms. Chiaradio is concerned about her affected property value.

## Rebuttal:

Mr. Cherenzia addressed the crash data from the traffic report and reiterated that if there becomes evidence of a property line error then they will adjust their plans accordingly.

Clifton Iler, Town Planner, stated there are no additional Town questions or comments other than to mention the lot's use of an existing curb cut which affects the monitoring process of the DOT.

The ZEO's stipulation was read.

Mr. Sheehan made a motion to close the public hearing, seconded by Mr. Deasy. All in favor, 4-0. The public hearing was closed at 7:40 PM.

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The Commission reviewed the four proposed stipulations, the ZEO's, and an additional that a management plan is to be included for water runoff.

Mr. Sheehan made a motion to approve the application waivers, seconded by Mr. Deasy, all in favor, 4-0.

Mr. Sheehan made a motion to approve the Special Use Permit, with the six stipulations. Seconded by Mr. Deasy, all in favor, 4-0.

Mr. Sheehan made a motion to approve the groundwater protection permit, with the six stipulations. Seconded by Mr. Deasy, all in favor, 4-0.

## Stipulations:

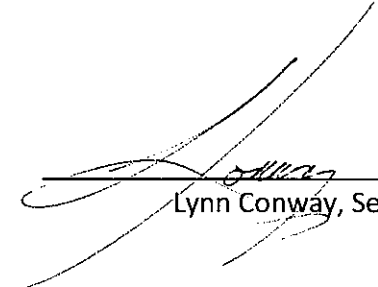
1. Final site plans shall be reviewed to the satisfaction of the Town Engineer.
2. Prior to the issuance of a Zoning Permit, final plans shall be signed by the Commission and recorded in the Town's Land Evidence Records.
3. Prior to the issuance of a Zoning Permit, the applicant shall post an Erosion and Sedimentation Control Bond. The bond shall be either in the form of a certified check or

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irrevocable letter of credit meeting the requirements of Section 8.6.3 of the Zoning Regulations. The bond amount shall be established by the Town Engineer after an estimate of the costs of installing and maintaining appropriate erosion and sedimentation control measures is provided by the applicant and approved by the Town Engineer. Work shall remain bonded for a minimum of one year from the date of Zoning Compliance.

4. The applicant's design engineer of record shall provide inspection services and certify to the construction of the application's stormwater management system to ensure compliance with design specifications. In addition to inspection services, as-built conditions of the drainage system shall also be provided to the Department of Planning prior to the issuance of a Certificate of Zoning Compliance.
5. Town staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.
6. The applicant shall provide a Best Management Practices plan for the maintenance of stormwater features to the satisfaction of the Town Engineer.

Mr. Deasy made a motion to adjourn the meeting, seconded by Mr. Sheehan, all in favor, 5-0. The meeting was adjourned at 7:44 PM.

  
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Lynn Conway, Secretary