

FINAL
Special Meeting

The 1686th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education District Office, 40 Field Street, Pawcatuck, on Tuesday, January 4, 2022. The meeting was called to order by Chairman Ben Philbrick at 7:01 pm. Also present for the meeting were Commissioners Fred Deichmann, Charles Sheehan, Ryan Deasy, and Lynn Conway; Alternates Andy Meek, Gary Belke, and Marjorie Selinger; and Town Planner Keith A. Brynes.

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

Commission Discussion:

Preliminary discussion of cannabis Zoning Regulation amendment.

Mr. Brynes explained 4 possible options for a regulation Amendment:

1. Allow by Special Permit in all commercial zones where either retail or liquor sales are allowed (generally all but the industrial zones). OR
2. Allow by Special Permit in the Town's highway-oriented commercial zones, the TC-80 (Tourist Commercial – Exit 90, Mystic) & HI-60 (Highway Commercial – Exit 92, Pawcatuck). These 2 areas have good highway access and fewer residential neighbors than other commercial districts. Both have vacant and/or underutilized properties and adequate parking that may be available for this use. OR
3. Allow by Special Permit in the Town's Industrial zones. While some communities take this approach to isolate cannabis retailers, some of Stonington's industrial areas, such as Mechanic St., are in close proximity to residential neighborhoods and feature transportation challenges. OR
4. Adopt a temporary 6 month – 1 year moratorium to establish regulations. A moratorium would require its own Regulation Amendment application and public hearing.

Commissioners discussed the options with Mr. Philbrick and Mr. Deasy favoring option #2. Mr. Belke questioned whether they would consider both the HI-60 & TC-80 districts. Mr. Sheehan agreed with #2 but thought the Industrial zones (LI-130, HM, & M-1), should also be looked at as they are more buffered than many of the Commercial zones. Ms. Conway questioned how many towns had adopted moratoriums. Mr. Brynes said many have in order to give more time to draft their regulation. Ms. Conway would like a moratorium in order to see what similar towns ultimately decide. Mr. Eichmann questioned whether there were any potential applicants waiting. Mr. Brynes indicated that were none to his knowledge. Mr. Meek questioned the possibility of the different uses being permitted in some zones and not others. Mr. Brynes said at this point the discussion was on retail but it would certainly be possible. Commissioners further discussed looking at towns that have adopted regulations and what their issues were, wanting to move carefully, not quickly. The Commission's consensus was to adopt a 6-month moratorium.

Carlene Donnarummo questioned how the Industrial zones would be treated. Mr. Brynes said any regulation would be crafted individually to the zones.

Mr. Brynes will submit a zoning text amendment application for a 6-month moratorium.

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Administrative Review:

PZ2123SUP Coastal Masonic Temple Corporation of CT, Inc. (S. Cherenzia) – Commission review of lighting plan for previously approved application for an addition. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80.

Mr. Brynes explained the previous approval of this application required the applicants to return for review of their Lighting Plan.

Sergio Cherenzia, PE, explained the plan, responding to questions as to the lighting visibility at night, noting that they are dark sky complainant and full cut-off.

Mr. Sheehan noted that the lighting plan was detailed and he had no concerns.

Mr. Deichmann moved to approve the lighting plan, seconded by Mr. Deasy, all in favor 5-0.

CGS 8-24 Review - Review of road acceptance of a portion of Nautilus Way and Yellowfin Court for Toll Brothers (Old Mystic Estates) Phase 2.

Mr. Brynes explained the requirements for town acceptance of a roadway.

Mr. Sheehan moved to find the road acceptance to be consistent with the POCD, seconded by Mr. Deasy, all in favor 5-0.

21-300ZON Alamo, LLC (R. Sergeant) – Zoning Permit application for 14' x 14' gazebo to be relocated out of the upland review area (URA). Property located at 19 Old Stonington Rd., Stonington. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.

Mr. Brynes explained that the gazebo was placed within the wetlands Upland Review Area so the applicant was requesting to move it to a conforming location.

Architect/Applicant Rusty Sergeant explained the history of the parcel's approvals as well as the future proposed development.

Mr. Deichmann moved to approve the application, seconded by Ms. Conway, all in favor 5-0.

21-302ZON Mystic Seaport Museum, Inc. - Zoning Permit application for modifications to visitor entry and exit decks. Proposal includes construction of an ADA compliant deck, stairs, & ramp; reconstruction of existing deck, stairs, & ramp; alteration of internal sidewalks; minor fencing additions; and planting improvements. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173, Block 5, Lot 4. Zone MHD

Landscape Architect Chad Frost explained how the Seaport's Master Plan allows for minor adjustments to be made without requiring Master Plan approval. The proposed changes are to improve exit and entrance egress and ADA access.

Mr. Sheehan moved to approve the application, seconded by Mr. Deichmann, all in favor 5-0.

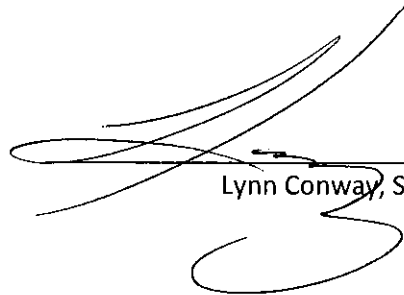
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Old Business:

PZ2126CAM Joseph & Lori LaRosa (G. Fedus) - Coastal Area Management Site Plan Review application in response to NOV#21-011 for the construction of multiple retaining walls within the CAM designated boundary. Property located at 39 Lindberg Rd., Stonington. Assessor's Map 129, Block 1, Lot 4. Zone RM-20.

The applicant has requested the application be tabled to the next meeting as they are awaiting further responses from CT DEEP.

Mr. Deichmann moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 8:02pm.



Lynn Conway, Secretary