

## Special Meeting

The 1695<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education District Office at 40 Field Street, Pawcatuck, on Tuesday, May 3, 2022. The meeting was called to order by Chairman Ben Philbrick at 7:02pm. Also present for the meeting were Commissioners Charles Sheehan, Ryan Deasy, and Lynn Conway; Alternates Marjorie Selinger and Andy Meek, and Director of Economic & Community Development Susan Cullen. Town Planner Keith A. Brynes, Commissioner Fred Deichmann and Alternate Gary Belke were absent.

Seated for the meeting were Ben Philbrick, Ryan Deasy, Charles Sheehan, Marjorie Selinger, and Andy Meek.

**Minutes:**

Mr. Deasy moved to approve the minutes of both April 19, 2022 and April 20, 2022, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

**Administrative Review:**

**22-086ZON Garden Homes Derby (M. Davis)** – Zoning Permit application for Change of Use from Office to Personal Services. Property located at 49 Whitehall Ave, Mystic. Assessor's Map 164 Block 1 Lot 9/49. Zone GC-60.

Ms. Cullen presented the application to convert 3,366SF of office building to Personal services use (spa), describing the existing uses on the property, noting the application conforms to bulk and use requirements of the zoning district, and the recommended stipulation.

There were no comments or questions from the commission.

Mr. Deasy moved to approve the application with the stipulation included in the staff report, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Stipulation:

1. Approval does not include any decks, gazebos, or building additions.

**Old Business:**

Consideration of Adoption of the Stonington Affordable Housing Plan. Final Draft Plan available at [https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/uploads/stonington\\_affordable\\_housing\\_plan\\_-\\_final\\_draft\\_pzc\\_edits\\_unmarked\\_5.3.22.pdf](https://www.stonington-ct.gov/sites/g/files/vyhlf3851/f/uploads/stonington_affordable_housing_plan_-_final_draft_pzc_edits_unmarked_5.3.22.pdf) Public Hearing closed 4/5/22.

Seated for the AHP adoption were Ben Philbrick, Ryan Deasy, Charles Sheehan, Andy Meek, and Lynn Conway.

Mr. Sheehan made a Point of Order that the plan should be considered in a more orderly fashion and that this product doesn't reflect the Commission's best work, but in support of state requirement to adopt a plan by June 1<sup>st</sup>, he would vote in favor of the plan.

Mr. Philbrick asked for commissioner comments. Ms. Conway requested the word "implementation" be removed from the first paragraph on page 2. Commission discussion disagreed as they felt the word's intent was in reference to guiding both the "analysis and implementation...". Ms. Conway suggested the word "possible" be added before the word "creation" in the bullet under Housing Trust Fund on page 4 and the Commission concurred. Commissioners agreed that all Affordable Housing Commission wording would use the word commission, not committee.

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Commissioners discussed the need for the proposed Affordable Housing Commission to be comprised of a diverse and all-inclusive membership, with the formation of various committees as so determined necessary. Ms. Conway felt there should always be PZC representation on the AHP Commission and committees, and announcements regarding recruitment for the positions be advertised in the newspaper, not just posted on the town website.

Mr. Philbrick noted that creation of the AHP Commission will require a Town Meeting, followed by applicant vetting and interviews to fill the positions. He suggests the formed AHP commission make the determinations as to what committees or sub-committees would be required. Mr. Deasy suggested HP commission members be pulled from existing Town commissions and boards.

Mr. Meek noted that the wider diversity of people on an AHP commission would provide for more valuable input and ultimately greater acceptance.

Mr. Sheehan recommended doing more in advance of the State's next 5-year requirement for a new/updated AHP.

Mr. Philbrick expressed his discouragement that the proposed AHP had been reduced from 34 pages down to four, with all the information from the paid consultant removed.

Mr. Deasy motioned to adopt the plan with the wording changes discussed and with recommendation to the Board of Selectman to create an Affordable Housing Commission that includes a diverse and inclusive makeup from town stakeholders and members of the general public. The commission requests there be significant publicity regarding creation of an AHP Commission. Motion seconded by Ms. Conway. Mr. Sheehan wished to stress the importance and their recommendation that the AHP Commission be comprised of an inclusive, broad, and diverse membership from all Town infrastructure stakeholders and Stonington citizens, with a broad publicity campaign to effectively communicate to all.

The vote was taken, adoption of the plan was approved, 4-1.

Meek – approve, Deasy – approve, Conway – approve, Sheehan – approve, Philbrick - oppose

Seated for the remaining applications were Ben Philbrick, Ryan Deasy, Charles Sheehan, Marjorie Selinger, and Lynn Conway.

### Old Business:

**PZ2207SPA & CAM EOC, Inc. (A. Nenna)** – Site Plan Approval and Coastal Area Management Review applications for the demolition of a 3,380 SF building and construction of a new 4,080 SF metal building for boat repair and storage. Associated site improvements include grading, paving, drainage, and construction of a concrete block wall. Property located at 20 Clark St., Pawcatuck. Assessor's Map 5, Block 1, Lot 2. Zone MC-80.

Project Engineer Anthony Nenna, presented the Site Plan and CAM applications for the proposed 4,080SF boat repair and storage building, noting the site's history as an oil company and explaining the demolition of the existing building and the stormwater drainage system.

Mr. Philbrick asked about the path of the culvert on the parcel. Mr. Nenna explained that he knows where it begins and ends. The site has public water and sewer and he noted that they have ADRB, Wetlands, and DOT approvals. They will widen the parking area and have implemented catch basins

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with hoods to catch sediment. They will remove contaminated soils and cap with pavement. An environmental engineer has been on-site and there is a remediation plan.

Mr. Sheehan asked whether the town engineer questioned Best Management Practices regarding oil/water separation. Mr. Nenna said he did not. Mr. Nenna described the landscaping plan and noted the lighting will be all building mounted and full cut-off, and the site will have a security fence.

Mr. Philbrick questioned what chemicals would be used on site. Applicant Richard Lotz, explained there were none as work will not be performed on site, it will be used more as staging and as a homebase storage.

Mr. Sheehan asked Mr. Nenna if he was in agreement with all of the Town Engineer's comments; Mr. Nenna replied yes, all but the last.

Mr. Deasy moved to approve the Site Plan application with the stipulations in the Staff Report, seconded by Ms. Conway, motion approved, 5-0.

Mr. Deasy moved to approve the CAM application with the stipulations in the Staff Report, seconded by Mr. Sheehan, motion approved, 5-0.

## Stipulations:

1. Prior to the issuance of a Zoning Permit, final plans shall be signed by the Commission and recorded.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer.
3. Proposed retaining wall shall be under 5' in height in the building setback.
4. Building and site lighting shall be full cut-off.
5. Improvements in the Town Right of Way shall require an Encroachment Permit from the Department of Public Works.
6. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of a Zoning Permit. The bond shall be either in the form of a certified check or 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.

**PZ2210SPA & GPP Karen Hanson** – Site Plan and Groundwater Permit applications for dismantling/demolition of a 928 SF structure and reconstruction as an office building. The replacement building will be in kind on the same foundation. Property located at 392 Liberty St., Pawcatuck. Assessor's Map 18 Block 5, Lot 5. Zone CS-5.

Owner/Applicant Karen Hanson, presented the Site Plan and GPP applications for dismantling and reconstruction of a residence for use as a real estate office, stating she has received ADRB approval and is working with a surveyor and an engineer for adding parking spaces and stormwater drainage, noting that she is waiting for both get back to her to finalize those requirements.

Ms. Conway asked about proposed signage. Ms. Hanson said the sign will be 18SF and down-lit.

Ms. Cullen noted that the issues are basic requirements that are easy to address.

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Mr. Deasy moved to approve the Site Plan application with the stipulations in the Staff Report, seconded by Mr. Sheehan, motion approved, 5-0.

Mr. Deasy moved to approve the GPP application with the stipulations in the Staff Report, seconded by Mr. Sheehan, motion approved, 5-0.

## Stipulations:

1. Prior to the issuance of a Zoning Permit, final plans shall be signed by the Commission and recorded.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer.
3. Final plans shall address the Town Planner's comments dated 4/1/22.
4. Final plans shall be reviewed to the satisfaction of the Police Commission and CTDOT regarding any traffic safety issues.

**Public Hearing:**

**PZ2208SD & GPP Christie Properties, LLC** – Subdivision and Groundwater Permit applications for an 8-lot subdivision of a 38.78-acre parcel. Property located on North Stonington Rd. (CT Route 201), Stonington. Assessor's Map 115 Block 1, Lot 2. Zone GBR-130.

Applicant/Owner Michael Christie, presented his application explaining he grew up and lives in the area, and owns a local Landscaping Business. He purchased the property in order to create building lots for his family and to sell. His proposal is for a low-impact subdivision of 7 building lots and one Open Space lot, and preserving 3,800 feet of stone walls. He has received approvals from the Conservation, IWWC, and Police Commissions. Driveway curb cut permits will be handled through the CT DOT. Ledge Light Health has stated that soils for proposed septic systems and wells are suitable. Mr. Christie noted that the Town Engineer's E&S Control comments could change based on individual lot's future house placement. He also pointed out the 20-ft wide egress for Wychwood Farms.

Mr. Philbrick asked how many curb cuts there would be and Mr. Christie pointed out the three on the site plan.

Ms. Conway asked about the stone walls and Mr. Christie pointed them out on the site plan, noting that he will use the stones from any that are dismantled to make repairs.

Mr. Sheehan asked if he had seen the letter from Ann Brown and the matter of the egress easement. Mr. Christie replied that he had and the easement is in the deed.

## Public Comment:

An Olivia Lane resident questioned whether the open space being donated to Avalonia will be accessible from Olivia Lane. Mr. Christie explained access is only from the existing larger piece. She additionally questioned whether there would be stop signs at the curb cuts. Mr. Christie explained that they are curb cuts for driveways.

Ms. Cullen stated that the application is in compliance with the zoning regulations and approval is recommended with the stipulations in the staff report.

Mr. Sheehan moved to close the Public Hearing, seconded by Mr. Deasy, motion approved, 5-0.

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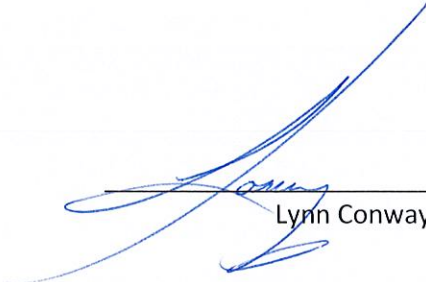
Mr. Sheehan moved to approve the waivers for sidewalks and a stormwater report, seconded by Ms. Conway, motion approved, 5-0.

Mr. Sheehan moved to approve the Subdivision and Groundwater Protection Permit, seconded by Mr. Deasy, motion approved, 5-0.

## Stipulations:

1. Final plan shall be reviewed to the satisfaction of the Town Engineer.
2. Final plans shall include new street address and Assessor's lot numbers as assigned by the Town.
3. AutoCAD (or approved equivalent) drawing of the approved subdivision shall be submitted to the Town prior to recording. A fee in lieu of this drawing, to cover the Town's cost to create such a digital file, may be submitted per Section 3.9.2 of the Subdivision Regulations.
4. Right of way easements and open space transfer shall be recorded prior to or concurrent with the Subdivision Plans per Section 8.3.5 of the Subdivision Regulations.
5. Per Section 5.10.2 of the Subdivision Regulations, boundary markers must be installed. Installation shall be certified through a registered land surveyor prior to sale of any lots.
6. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits per the requirements of Section 8.6.3 of the Zoning Regulations and Section 6.1.6 of the Subdivision Regulations. Bond shall be either in the form of a certified check or irrevocable letter of credit. 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 completion.

Mr. Deasy moved to adjourn, seconded by Ms. Selinger, all in favor 5-0, the meeting adjourned at 8:27pm.

  
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Lynn Conway, Secretary