

Special Meeting

The 1710th 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, November 1, 2022. The meeting was called to order by Chairman Ben Philbrick at 7:00pm. Also present for the meeting were Commissioners Fred Deichmann, Charles Sheehan, and Lynn Conway; Alternate Gary Belke; and Town Planner Keith A. Brynes. Commissioner Ryan Deasy and Alternates Marjorie Selinger and Andy Meek were not present.

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

Minutes:

Mr. Deichmann moved to approve the minutes of the October 18, 2022 meeting, seconded by Mr. Sheehan, the vote was taken 4-0-1, motion approved.

Roll Call: Philbrick – approve, Sheehan – approve, Deichmann – approve, Belke – approve, Conway - abstain

Mr. Deichmann moved to approve the minutes of the October 25, 2022 meeting, seconded by Mr. Sheehan, the vote was taken 4-0-1, motion approved.

Roll Call: Philbrick – approve, Sheehan – approve, Deichmann – approve, Belke – approve, Conway - abstain

Administrative Review:

CGS 8-24 Review for the acceptance of Olivia Lane. PZ1230SD & GPP Rowley, LLC (Allied Dev. Ptrnrs., LLC) - Subdivision and Groundwater Protection Permit applications for an 11-lot Open Space Development with a 742± cul-de-sac.

Mr. Brynes summarized the request and its purpose. The action is to accept the road to be public and must be found consistent with the Plan of Conservation and Development. The subdivision was completed in 2013 and the road has been maintained by the town since 2018. The Department of Public Works recommends acceptance of the road as a Town road. The Board of Selectman also has to vote in a supermajority to accept the road. Mr. Brynes stated that residents are concerned about the Route 201 bypass and the Department of Transportation will not address the issue until the road is accepted by the town. The road has been built to town standards. The Town hadn't received the legal documents from the developer until now, likely due to his staff turnover, and has sought out finishing this process in concern for public safety.

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

22-246ZON Inclusion: A Sylvestre Foundation – Zoning permit application for renovations to mixed-use structure for coffee shop & apartment, including relocation of stairs & creation of an ADA ramp. Property located at 100 West Broad St., Pawcatuck. Assessor's Map 4 Block 5 Lot 5. Zone PV-5.

Mr. Brynes summarized the application. They are proposing modifications to the building to create a mixed-use structure for a coffee shop and apartment. There is sufficient parking for the use. Mr. Sylvestre clarified that the coffee shop is not part of New Heights across the street, but proceeds may support the program. The second floor is residential and the ground floor has been used for commercial

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uses, last approved as an Indian restaurant. Ms. Conway asked if alcohol would be served. Mr. Sylvestre stated that it will just be simply be coffee and cookies.

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

22-257ZON Mystic Seaport Museum – Zoning permit application for a 12' x 15'10" timber pavilion. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173 Block 1 Lot 1. Zone MHD.

Ken Wilson, Facilities Director at Mystic Seaport Museum, explained they are proposing to relocate the performing arts stage to the lawn area and rotate the stage to increase the seating area in order to provide some shelter for performers. Mr. Sheehan asked if there was any fill associated with the project, which the applicant confirmed there will not be. The roof will be secured with piers. There is lighting that will be built into the roof of the structure. Sound systems are brought in by performers when needed. Ms. Conway expressed her concern with light pollution. Mr. Wilson explained the lighting points away from the water. The commission discussed requesting a lighting plan to be approved by staff.

Mr. Sheehan moved to approve the application with one stipulation, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Stipulation:

1. A photometric plan shall be approved by the Town Planner.

Public Hearing:

PZ2227SUP VIII-HII-Whitehall Avenue, LLC (D. Flanagan) – Special Use Permit application for a Dental Office in existing building. Property located at 56 Whitehall Ave., Mystic. Assessor's Map 164 Block 2 Lot 2/2. Zone TC-80.

Dr. Flanagan is proposing to convert a portion of the building which formerly housed Frank's Gourmet Grille to a dental office. There are three units in the building, one of which is currently a dermatologist office. They are hoping to secure one more medical office for the final unit. There will be one dentist to start, and plan to have up to three. There are 9-10 treatments rooms planned for the unit.

Ms. Conway asked how many employees they are planning for. He stated there are 6-7 employees planned to be there on site at a time. The applicant presented the floor plans that showed 10 treatment rooms and the ancillary use rooms. The commission discussed the parking demand and shared parking across the site. Mr. Sheehan stated that he just wants to see a balance of uses across the site. Mr. Brynes explained that according to Regulation calculations they do. Mr. Brynes explained that the parking demand, compared to the former restaurant, is significantly reduced.

No Public Comment

Mr. Brynes stated that the Old Mystic Fire District is looking for a more detailed floor plan, but still recommended zoning approval. Mr. Brynes stated that there is sufficient parking for the plan and floor plan details should not affect the demand per zoning. Mr. Brynes reviewed the proposed stipulations.

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Mr. Deichmann moved to close the public hearing, seconded by Ms. Conway, all in favor 5-0, motion approved.

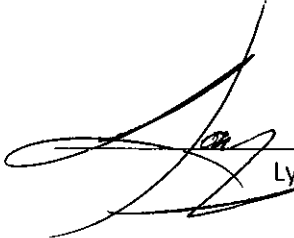
Mr. Sheehan moved to approve the special use permit waivers, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

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

Stipulations:

1. Site shall be in compliance with approved 2008 site plan prior to Zoning Compliance regarding parking spaces, dumpster screening and bicycle rack. Loading areas on 2008 plan need not be installed and the legal non-conforming situation may be continued.
2. Zoning Permit application shall be submitted to the Department of Planning prior to issuance of a Building Permit.

Mr. Deichmann moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 7:47pm.



Lynn Conway, Secretary