Special Meeting

The 1560th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, February 2, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman John Prue at 7:00pm. Also present for the meeting were Commissioners Gardner Young, Frances Hoffman, and Curtis Lynch; Alternate Lynn Conway, Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner David Rathbun and Alternates Harry Boardsen and Shaun Mastroianni were absent.

Seated for the meeting were John Prue, Gardner Young, Lynn Conway and Frances Hoffman.

Minutes:
Ms. Hoffman moved to approve the minutes of the January 19, 2016, seconded by Mr. Young. Ms. Hoffman recommended an amendment to clarify two-way road and asked for alternate wording. All in favor 4-0, motion approved.

Commissioner Curtis Lynch arrived and was seated.

Old Business:
15-246ZON & GPP Center Crossing Realty, LLC – Zoning Permit and Groundwater Protection Permit applications to permit change of manufacturing user and associated signage. Property located at 77 Stillman Ave., Pawcatuck. Assessor's Map 2 Block 2 Lot 13. Zone RH-10.

Tony Nenna, engineer for the applicant, summarized the request to change the existing embroidery business to a cabinetry woodworking shop with a spray booth for primer and paint. There is parking in the front and rear of the building. Mr. Nenna reviewed the materials that would be stored on site, noting that a concrete floor will be poured and sealed with a coating to prevent any seepage, and provided a spill prevention procedure guide. The applicant will be installing fire alarms and sprinklers. Ms. Hoffman asked for clarification on the exhaust system and Mr. Nenna explained that there will be an exhaust fan in the roof and a filter to absorb particulates. Mr. Prue stated that spray booths may require licensing by the state and questioned the volume of use. The applicant stated that this is not his primary business, with the most activity in the Fall through Spring, and less to none in the Summer. As it is purchased per project, large amounts of paint will not be stored. Mr. Lynch raised question with the spill prevention plan and whether it has been reviewed. Ms. Hoffman raised question with the air quality. Mr. Vincent stated that DEEP requires a NSR permit and this information will be given to the applicant. The building code also monitors and regulates indoor air quality. Ms. Conway questioned the waste disposal. The applicant would return the excess to the paint supplier. Mr. Lynch recommended a stipulation to have the spill prevention plan reviewed prior to issuance of a permit.

Mr. Lynch moved to approve the application with two stipulations, seconded by Mr. Young, 3-1-1, motion approved.
Roll Call: Prue – approve, Young – approve, Lynch – approve, Conway – deny, Hoffman – abstain
Stipulations:
1. The site shall conform to the Pawcatuck Fire District's 1/15/16 comments requiring connection to the District's Municipal Fire Alarm Circuit and designation of a fire zone on the east side of the building.
2. Staff shall review a spill prevention plan and MSDS sheets prior to issuance of a permit.

Public Information Forum – Incentive Housing Zone

RECEIVED FOR RECORD
STONINGTON, CT.
16 FEB -9 PM 3:45
CYNTHIA LADWIG
TOWN CLERK

Special Meeting

Public presentation and input session to discuss the Town's ongoing Incentive Housing Zone Study. This study is being developed with a grant from the CT Dept. of Housing to investigate the possibility of adopting these zones to promote affordable housing in Town. The study will include the development of conceptual plans for affordable housing on two parcels in town as well as development of draft zoning regulations. This meeting will focus on the selection of parcels for the development of conceptual plans with the Town's planning consultants, Milone & MacBroom.

The representatives from Milone and MacBroom gave an overview of the IHZ program requirements, providing their review of six potential sites, noting the pros and cons of each site. The commission discussed the sites and the process.

The meeting recessed at 8:47pm and reconvened at 8:54pm.

Public Comment:
Bruce Thomas, property owner of 19-21 Liberty Street, would be in favor of participating in the study and favors mixed use.

Carlene Donnarummo questioned whether this is additive and not restrictive, and expressed support for the 8 Summit Street property, asking what the next steps in the process would be. Milone & MacBroom explained that conceptual drawings would be presented at a public workshop and then the commission would create the regulations surrounding it. There was discussion of an IHZ zone versus an affordable housing project.

Jim Kelley, of the Stonington Housing Authority expressed support of the two proposed at the top of the list by Milone & MacBroom: 16-21 Liberty St. and 8 Summit St. He recommended mixed income as well in order to have a visually improved property rather than existing vacancies and buildings.

A public workshop would take place in April for presentation of the conceptual plans, with draft regulations to be presented by June.

Mr. Lynch moved to accept 19-21 Liberty Street, Pawcatuck and 8 Summit Street, Mystic as sites for conceptual designs, seconded by Ms. Conway. All in favor 5-0, motion approved.

PZ1520RA Town of Stonington PZC (SD Regs) - Regulation Amendment for the rewrite of the Town's Subdivision Regulations to provide clarification, conformance to State Statutes, and consistency with the Town's Technical Standards.

Mr. Vincent provided reasoning for updating the regulations and explained the subdivision tool and the open space development tool.

Mr. Lynch moved to continue the public hearing to February 16, 2016, seconded by Mr. Young, all in favor 5-0, motion approved.

Commission Initiatives:
Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development
To address the Commission's concern that some maps in the POCD are not dated, a note will be added to the document to advise that the maps are not necessarily up-to-date. Staff will add an insert to the current POCD noting such.

Special Meeting

Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.
Ms. Hoffman presented the language she proposes for updating the three-dimensional model expectation. The commission discussed what their expectations are. Staff will further review with those in the field to better understand.

Economic Development Commission request to the PZC that they act as applicant for a Zoning Regulation Text Amendment to allow Micro Breweries and Brewpubs
Mr. Brynes presented recommended language to begin an application.

Ms. Hoffman moved to bring this commission initiative to an application, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Mr. Young moved to adjourn, seconded by Mr. Lynch, all in favor 5-0. The meeting adjourned at 10:12pm.

DRAFT