

Regular Meeting

The 1511th meeting of the Town Of Stonington's Planning and Zoning Commission was held on Tuesday, February 18, 2014 at the Mystic Middle school, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Present were Commissioners Frances Hoffman, John Prue, and Curtis Lynch; and Town Planner Keith Brynes. Commissioner Bob Mercer and Alternate Gardner Young were absent.

Seated for the meeting were Ben Tamsky, John Prue, Curtis Lynch, and Fran Hoffman.

Minutes:

Ms. Hoffman motioned to approve the amended minutes of the January 7, 2014 meeting. Mr. Prue seconded. The motion was approved, 4-0.

Ms. Hoffman motioned to approve the minutes of the February 11, 2014 joint PZC & POCD SC meeting. Mr. Lynch seconded. The motion was approved, 3-0-1.

Roll Call: Tamsky – approve, Hoffman – approve, Lynch – approve, Prue – abstain

The February 4, 2014 meeting minutes will be reviewed at the next meeting.

Commission Initiatives:

Ms. Hoffman felt there should not be Commission approval yet because public comment on the draft 2014 POCD hasn't been heard yet. Mr. Tamsky said he wasn't suggesting voting on it yet, simply discussing it and providing input and editing. Mr. Lynch was concerned about commissioners using the word "support" prior to a complete vetting of the draft. Mr. Prue was struggling with what the "road map" forward was. Commissioners agreed that another PZC/POCD SC joint meeting is needed but the subcommittee needs time to better review the draft. Mr. Prue was not in favor of the proposed review process using Survey Monkey and the tabulation of issues/concerns resulting in a vote for approval. Ms. Hoffman felt the Survey Monkey could be a useful tool for gathering input for discussion among other boards and commissions. Mr. Lynch said he would be at the next POCD SC meeting on March 3rd to convey the Commission's concerns.

Administrative Review:

Consideration of Certificate of Zoning Compliance for 2nd floor office space. Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80. *Tabled to 2/18/14 meeting.*

Mr. Brynes stated that the applicant's attorney has requested tabling until the next meeting. Mr. Tamsky requested that this item not be on the agenda unless staff hears from the applicants that they are ready to proceed.

ZON14-015 MacDuff Assoc. (Michael Pugliese) - Zoning Permit application for change of use from office to retail for seafood market and associated signage. Property located at 35 Williams St., Mystic. Assessor's Map 161, Block 14, Lot 2. Zone LS-5.

Mr. Brynes presented the application and shared a rendering of the proposed interior layout, noting that it will be a retail seafood market, not a restaurant, and the new signage replaces the existing signs. Commissioners asked questions about location, parking and loading area. Mr. Prue motioned to approve the application. Ms. Hoffman seconded. The motion was approved, 4-0.

ZON14-017 Mystic Hospitality, LLC (John Sousoulas) - Zoning Permit application to change existing window in Mystic Diner building to a walk-up service window. Property located at 253 Greenmanville Ave., Mystic. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.

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Mr. Brynes summarized the application and referenced renderings of the proposed take-out window in the staff report. Commissioners expressed safety concerns for pedestrians standing in line at the window and the proposed signage. The applicant, John Sousoulas, addressed the safety concern by proposing to put up a physical barrier, such as bollards, in front of the window. He will return to the next meeting with a representation of what the safety improvements will look like for this window area. Mr. Prue motioned to table the application until the March 4, 2014 meeting. Ms. Hoffman seconded. The motion was approved, 4-0.

The Commission changed the agenda order, conducting the Public Hearing prior to hearing Old Business.

Public Hearing(s): Ms. Hoffman read the call for the Public Hearing at 7:40pm.

PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.) – Special Use Permit application for development of ~1.7 acres of an 11.1 acre site for construction of a 13,000 SF retail sales building, 53-car parking lot, and special wall signage. Property located at Maritime Drive (Lot 1), Mystic. Assessor's Map 150 Block 1 Lot 28A. Zone M-1. *Public hearing continued from 2/4/14.*

Attorney Bill Sweeney, representing the applicant, said his client has provided the requested 3D renderings showing the plantings and proposed screening of the building. Doug Richardson, VP of Waterstone Retail, presented the new drawings. Clint Brown, P.E., showed where the bike rack would be located. There was discussion about the number and location of the shade trees. Mr. Brynes read the recommended stipulations on page 50 of the staff report. Mr. Brynes read a letter from Nancy d'Estang stating her opposition to the project. Ms. Hoffman motioned to close the public hearing. Mr. Prue seconded. The motion was approved, 4-0.

The meeting recessed at 8:15pm and reconvened at 8:20pm.

Ms. Hoffman read the call for the second Public Hearing tonight at 8:20pm.

PZ1318RA Paul G. Holland, Jr. – Regulation Amendment application to change the current GBR-130 zoning district side yard setback requirement of 75 feet on each side to a minimum of 25 feet on one side with a total of 100 feet for both sides.

The applicant, Paul Holland, requested to continue the hearing at the next meeting, stating he wanted to do more work on the numbers in his presentation and wished to have a full commission voting. Mr. Prue motioned to continue the hearing to the March 4, 2014 meeting. Mr. Lynch seconded. The motion was approved, 4-0.

Old Business:

PZ1319SUP Sea Research Foundation, Inc. – Special Use Permit application for development of a 3± acre gravel surface parking lot with paved driveways and new landscaping on a 10.47 acre site. Property located at Coogan Blvd. and Maritime Drive (Lot 2), Mystic. Assessor's Map 150 Block 1 Lot 28. Zone M-1. *Public hearing closed 2/4/14.*

Mr. Lynch motioned to approve the application. Ms. Hoffman seconded. The motion was withdrawn due to the request for waivers. Mr. Tamsky read the requested waivers. Mr. Prue motioned to approve the request for waivers. Ms. Hoffman seconded. There was discussion of need for an archeological study to determine whether there are any historical features existing in a mound on site. The motion was approved, 3-1.

Roll Call: Lynch - approve, Hoffman - approve, Tamsky - approve, Prue - opposed

Mr. Prue motioned to approve the application with eight stipulations: the five listed in the staff report and the three additional as agreed upon by the Commission. Ms. Hoffman seconded. The motion was approved, 4-0.

Stipulations:

1. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits per Section 8.6.3 of the Zoning Regulations. The bond amount shall be established by the Town

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Engineer after an estimate of the construction cost is provided by the applicant and approved by the Town Engineer.

2. Prior to the issuance of any Zoning Permits the applicant shall submit an inspection fee equal to 5% of the total cost of site improvements within the Town owned right of way along Maritime Drive.
3. Busses shall unload passengers at the main Aquarium property on the north side of Coogan Blvd., and not at this new parking area.
4. Busses shall not be allowed to idle at this new parking area and signage shall be erected to this effect.
5. Final site plans shall be recorded prior to the issuance of any Zoning Permits.
6. A bike rack for five bicycles shall be installed.
7. An archeological assessment of the mound will be done to provide reasonable assurance there's no significant historical archeological features that exist in the mound.
8. There will be a 20-foot buffer screening on the side of the property that abuts the Pendleton location.

The meeting recessed at 9:40pm and reconvened at 9:45pm.

Mr. Prue motioned to approve the requested waivers for application **PZ1317SUP Sea Research Fndtn.** Ms. Hoffman seconded. The Commission discussed their expectations for 3D models, noting that digital 3-D modeling is a valuable tool to review and understand future projects. The motion passed, 3-1.

Roll Call: Lynch - approve, Hoffman - approve, Tamsky - approve, Prue - oppose

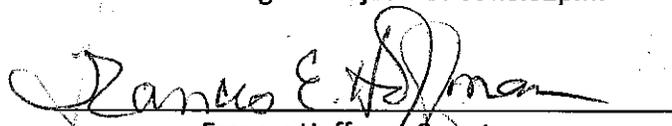
Mr. Prue motioned to approve **PZ1317SUP Sea Research Fndtn.** with the eight stipulations: the seven listed in the staff report and the one additional as agreed upon by the Commission. Ms. Hoffman seconded. The motion was approved, 3-1.

Roll Call: Lynch - approve, Hoffman - approve, Prue - approve, Tamsky - oppose

Stipulations:

1. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits per Section 8.6.3 of the Zoning Regulations. The bond amount shall be established by the Town Engineer after an estimate of the construction cost is provided by the applicant and approved by the Town Engineer.
2. Prior to issuance of any Zoning Permits the applicant shall submit an inspection fee equal to 5% of the construction costs associated with the installation of the sanitary sewer pipe and all other work within the Town owned right of way along Maritime Dr.
3. Final plans shall be reviewed to the satisfaction of the Old Mystic Fire Marshal relative to site and building access.
4. Final plans shall be recorded prior to the issuance of any Zoning Permits.
5. Proposed walls signs shall be revised to conform to Section 7.12.3 of the Zoning Regulations regulating interior illumination.
6. Proposed conservation easement shall be recorded prior to the issuance of any Zoning Permits.
7. Additional shade trees shall be added along Coogan Blvd. 50 feet on center for a distance of 300 feet along the northern side of the swale.
8. The 7-foot cut in the stone wall shall be reincorporated into one of the ends of the existing wall.

Mr. Lynch motioned to adjourn the meeting. Mr. Prue seconded. The meeting was adjourned at 10:02pm.


 Frances Hoffman, Secretary