

Special Meeting

The 1565th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, April 5, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order at 7:00pm by Chairman John Prue. Also present for the meeting were Commissioners Curtis Lynch and Gardner Young; Alternates Harry Boardsen and Lynn Conway; Town Planner Keith Brynes and Director of Planning Jason Vincent. Commissioners David Rathbun and Frances Hoffman, and Alternate Shaun Mastroianni were absent.

Seated for the meeting were John Prue, Curtis Lynch, Gardner Young, Harry Boardsen, and Lynn Conway.

Administrative Review:

PZ1515SD & GPP Cynthia & Louis DiCesare - Subdivision and Groundwater Protection Permit applications for a 3-lot re-subdivision of a 10.1 acre parcel & 0.19 acre ROW parcel. Properties located at 1223 Pequot Trail and off Jacobs Way, Stonington. Assessor's Map 135, Block 2, Lots 1B & 1F. Zones RA-40 & GBR-130. SD approved 8/18/15. **Request second 90-day extension to file final mylars.**

Mr. Lynch moved to approve the extension, seconded by Mr. Young, all in favor 4-0, motion approved.

16-036ZON 29 Main LLC (The Nasi Group LLC) - Zoning permit application to permit change of use from retail to office and associated signage. Property located at 29 Main St., Old Mystic, CT. Assessor's Map 166 Block 3 Lot 3. Zone CS-5.

Mr. Lynch moved to approve the application, seconded by Mr. Young, all in favor 4-0, motion approved.

Alternate Lynn Conway arrived and was seated.

16-048ZON CGA Foundation (Stonington Country Club) - Zoning permit application to pave existing parking lot/cart corral. Property located at 394 Taugwonk Rd., Stonington, CT. Assessor's Map 69 Block 1 Lot 3. Zone GBR-130.

Peter Gardner spoke on behalf of the applicant and summarized the application. Paving the areas would alleviate handicap access and drainage issues with the gravel parking lot and cart corral. A rain garden for stormwater run off will be added to the site.

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

16-055ZON JBRV LLC (Cherenzia & Associates) - Zoning permit application to relocate access drive. Property located at 72 Jerry Brown Rd., Mystic, CT. Assessor's Map 164 Block 2 Lot 3. Zone GC-60.

Mr. Valenti summarized the application to relocate the driveway, noting that it will ease access to the property. Sergio Cherenzia, P.E., spoke about the Wetlands Commission approval and subsequent comments that have been incorporated into the plan. Ms. Conway asked questions regarding the wetlands and overflow parking area.

Mr. Lynch moved to approve the application with stipulations recommended by the Town Engineer, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulations:

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1. A note shall be added to the site line plan calling for the removal of any existing obstructions (stone walls, brush, shrubs, etc.), within the sightline as defines on the plans.
2. Add note for the sightline and limits of clearing to be staked in the field by a licensed engineer or surveyor.

Old Business:

16-024ZON & GPP ARC TSPTKC001, LLC (Amerigas) - Zoning and Groundwater Protection Permit applications to permit a propane dispensing station at Tractor Supply. Property located at 331 Liberty St., Pawcatuck. Assessor's Map 17 Block 3 Lot 3 Zone HI-60.

The commission discussed the application.

Mr. Lynch moved to approve the application with the stipulation recommended by staff, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulation:

1. Final location of the propane tank shall be reviewed to the satisfaction of the Pawcatuck Fire District.

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. *Public Hearing closed 3/1/16.*

Discussion tabled to 4/19/16.

PZ1605SPA & CAM Latimer Point Condominium Assoc. - Site Plan & Coastal Area Management Review applications for the demolition and construction of 2 new single family residences, a deck addition, and a home addition. Properties located at 35 East Shore Rd., 12 North Shore Rd., 25 Center Dr., and 108 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/6/4, 154/2/11, 154/4/27, & 154/2/16. Zone RM-20.

Tabled.

PZ1606CAM Jeanne Hamilton - Coastal Area Management Review application for construction of a 3-bedroom single family residence with on-site sewage disposal system, stormwater drainage improvements, and grading. Property located at 28 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.

Tabled.

The meeting recessed at 7:43pm and reconvened at 7:45pm.

Public Hearing: 7:45pm

PZ1601SUP Patrick Herlihy - Special Use Permit application to allow a height exception for a 2-ft high architectural roof feature on a single family residence. The decorative feature will not exceed 5% of the subject building footprint, or 200 square feet, whichever is less. Property located at 365 River Rd., Pawcatuck, CT. Assessor's Map 8 Block 3 Lot 3. Zone RR-80.

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Mr. Herlihy presented the application. The residence will have a flat roof so they are looking to add an architectural design element. Ms. Conway questioned whether it will obscure any views. Mr. Herlihy explained it will not impact the neighbor's views and are pleased with the design.

Public Comment in Favor:

Bill Brown, neighbor to the property, spoke in support of the Herlihy's home and believes the design element will add to the home.

David Brown, neighbor to the property, spoke in support of the design element and that it will benefit the home and neighborhood.

No Public Comment Against or General Comment

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

Mr. Lynch moved to approve the application and waivers per the resolution in the staff report, seconded by Ms. Conway. all in favor 5-0, motion approved.

PZ1603RA Town of Stonington (PZC) - Regulation Amendment to revise its brewery definition to allow for on-site, as well as off-site consumption of their product. Breweries would also be subject to the same parking standard as for "micro-breweries."

Mr. Brynes summarized the application. State statute now allows for on-premises consumption of their product. Cottrell has existed since 1997, and came before the commission in 2011 for a definition of brewery to be put in the zoning regulations. At that time on-premises consumption was not allowed. The application also calls for using the micro-brewery parking guidelines for breweries.

Public Comment in Favor:

Blunt White, chair of the Economic Development Commission spoke in support of the application on behalf of EDC. There are also letters of support from the Ocean Community Chamber of Commerce and the Greater Mystic Chamber of Commerce.

Charles Buffum, owner of Cottrell Brewing spoke in support of the application. The amendment will benefit Cottrell as well as future breweries in Stonington. Many local breweries have updated and redeveloped old manufacturing buildings in other towns. With adoption of the amendment it will increase Stonington's attraction to future development. Brewpubs and breweries have different permits from the state.

No Public Comment Against:

General Comment:

Carlene Donnarummo discussed adding language that states "on premises" to clarify that beer would be produced on premises.

Mr. Brynes passed out a regulatory process guide for an existing brewery (exhibit 8) and explained the process moving forward if adopted.

Mr. Boardsen moved to close the public hearing, seconded by Mr. Young. All in favor 5-0, motion approved.

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Mr. Lynch moved the application is in conformance with the POCD, seconded by Ms. Conway, all in favor 5-0, motion approved.

Mr. Lynch moved to approve the regulation amendment on the basis of bringing the regulations in conformance with the POCD and State Statutes, seconded by Mr. Boardsen. All in favor 5-0, motion approved.

Correspondence:

Letter from the Economic Development Commission regarding planning for reuse of the Monsanto property on Maritime Drive

Blunt White spoke about uses for the property. Mr. Prue questioned whether this should be tracked through the POCD Implementation Committee. He stated he would rather be reactive to a use than proactively trying to imagine what it could be used for. Mr. Prue stated that the commission will be amenable to hearing other uses and this needs to be communicated to the developer. The commission agreed to make the Maritime Drive zoning a priority.

Mr. Boardsen moved to elevate the zoning of Maritime Drive task to high if not already, seconded by Ms. Conway, all in favor 5-0, motion approved.

Mr. Young moved to adjourn, seconded by Mr. Boardsen, all in favor 5-0. The meeting adjourned at 9:15pm.



Frances Hoffman, Secretary