

Regular Meeting

The 1566th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, April 19, 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, David Rathbun, and Gardner Young; Alternates Shaun Mastroianni and Lynn Conway; Town Planner Keith Brynes and Director of Planning Jason Vincent. Commissioner Frances Hoffman and Alternate Harry Boardsen were absent.

Seated for the meeting were John Prue, Curtis Lynch, Gardner Young, David Rathbun, and Shaun Mastroianni.

Administrative Review:

Matthew Gutmann, Trustee & Catherine Lutz – Request for replanting plan in the RC-120 Zone Non-Infringement Area. Property located at 69 Wamphassuc Rd., Stonington, Assessor's Map 126, Block 4, Lot 3.

The applicant plans to remove non-invasive species and replant native species in the area. Brian Kent, of Kent + Frost Landscape Architecture presented the planting plan. Mr. Lynch asked how it would improve the area. Mr. Kent explained the area is impossible to maintain and is choking out the native species. They will plant native species and there will be no fertilizer used.

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

Stonington Cemetery Association – Request for waterfront access path and selective vegetation removal in the RC-120 Zone Non-Infringement Area. Property located on North Main Street, Stonington, Assessor's Map 99, Block 5, Lot 5.

The applicant plans to create access to the waterfront and remove select invasive species. Attorney Frank Eppinger, representing the association presented the application. The Association plans to reapply for site plan approval as the previous application to create additional burial plots has expired. The non-infringement has become quite overgrown over the past number of years. Heidi Simmons further explained the path clearing plan and the reasoning for it, presenting a letter of support from Avalonia Land Trust. There will be no landscaping in the RC-120 non-infringement area, only removal of invasive species. The applicant plans to apply Round Up directly to the cut stump isolating the use of chemicals.

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

16-068ZON – Seaport Holdings, LLC (Louis Torregrosa) – Zoning Permit application to expand pavement in front parking lot. Property located at 45 Williams Ave., Mystic. Assessor's Map 161, Block 14, Lot 5, Zone LS-5.

The applicant wishes to pave a portion of the current landscaped island to move existing parking spaces away from the building. They will redo the planting in the island and there is no change to the outdoor seating in front of the restaurant as it is limited by their current approvals.

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

Stipulation:

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1. Striping shall not be put back for the 2 extra spaces on the on the western side of the parking lot.

16-069ZON – David & Elaine Rosenblum (David Silverberg) – Zoning Permit application for change of user and signage and 6'x 8' walk-in cooler. Property located at 76 S. Broad St., Pawcatuck. Assessor's Map 14, Block 2, Lot 11, Zone LS-5.

The applicant proposes opening in a small gourmet sandwich and takeout shop and walk-in cooler.

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

Minutes:

Mr. Rathbun moved to approve, with amendments, the minutes of the March 1, 2016 meeting, seconded by Mr. Mastroianni. Motion approved 4-0-1.

Roll Call: Rathbun – approve, Prue – approve, Mastroianni – approve, Lynch – approve, Young – abstain

Ms. Conway was seated for Mr. Mastroianni

Mr. Young moved to approve the minutes of March 15, 2016 meeting, seconded by Mr. Rathbun. Motion approved 4-0-1.

Roll Call: Rathbun – approve, Conway – approve, Lynch – approve, Young – approve, Prue - abstain

Ms. Conway discussed the folder system for commission members. Staff agreed to look into methods of communication via digital and print.

Mr. Lynch moved to adjourn, seconded by Mr. Rathbun, all in favor 5-0. The meeting adjourned at 8:28pm.



Frances Hoffman, Secretary