

Special Meeting

The 1567th meeting of the Town of Stonington's Planning and Zoning Commission was held Monday, May 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 Curtis Lynch and Gardner Young; Alternates Harry Boardsen and Shaun Mastroianni; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioners David Rathbun and Frances Hoffman, and Alternate Lynn Conway were absent.

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

Minutes:

Mr. Young moved to approve the minutes of the March 29, 2016 meeting, seconded by Mr. Lynch, motion approved 2-0-3.

Roll Call: Young – approve, Mastroianni – approve, Boardsen - abstain, Prue - abstain, Lynch- abstain

Mr. Young moved to approve the minutes of the April 5, 2016 meeting, seconded by Mr. Lynch, motion approved 4-0-1.

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

Mr. Young moved to approve the minutes of the April 19, 2016 meeting, seconded by Mr. Mastroianni, motion approved 4-0-1.

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

Commission Initiatives:

Mr. Vincent discussed a program that would garner feedback for the proposed comprehensive update to the Zoning Regulations.

Administrative Review:

16-089ZON St. Michael RC Church – Zoning permit application for reconstruction of St. Michael church. Property located at 60-62 Liberty St., Pawcatuck. Assessor's Map 3 Block 19 Lot 35. Zone RH-10.

Barbara Geddis, project architect, presented the application. Over the past 100 years changes were made that proved to be detrimental to the structure of the church building resulting in its closure and requiring services be moved offsite. The applicant is proposing to reconstruct the church in the original style of the 1910 church. The applicant originally planned to do an exhaustive renovation however the structure had been compromised too much. The applicant will be expanding the building slightly to create handicap accessibility and ADA compliant bathrooms. The applicant will be working with the one neighbor. There will be a mitigation plan for any hazardous materials on site.

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

16-090ZON Clavdy LLC – Zoning permit application for 24' x 36' tent/canopy over outdoor dining area, gas-operated fire pit, seasonal portable bar, & 12' x 12' ice cream tent for Dog Watch Barbeque restaurant. Property located at 20 Old Stonington Rd., Stonington. Assessor's Map 153 Block 2 Lot 4. Zone GC-60.

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Mr. Brynes summarized the application. The applicant has proposed two tents over the outdoor seating. The commission discussed the regulations regarding temporary structures and whether this is a pre-existing non-conformity.

David Eck presented the application, noting that his restaurant located in the borough has a serves ice cream seasonally, and would like the same at this location. The tent over the main outdoor dining will only be up seasonally to accommodate weather episodes during the summer months. Mr. Prue raised concern over the nearby catch basin and recommended some erosion and sedimentation control be installed.

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

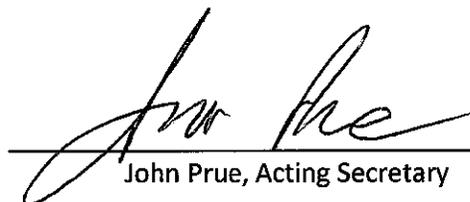
The meeting recessed at 7:52pm and reconvened at 7:57pm.
Harry Boardsen left the meeting.

Old Business:

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.*

Mr. Lynch asked if the main mission of the rewrite has been accomplished, did it conform to the POCD, and had all comments been addressed. The commission discussed density and subdivision in rural areas, open space development and other tools used to promote well-developed subdivisions. Four tasks from the POCD will be completed through the adoption of the regulations, and all comments have been taken into consideration in the draft. Mr. Prue questioned if changes are made to the Technical Standards, would the commission be notified, asking that there be a notification process. The commission reviewed the changes proposed since the close of the public hearing. Staff will look into some of the revisions for clarification.

Mr. Young moved to adjourn, seconded by Mr. Mastroianni, all in favor 4-0. The meeting adjourned at 9:25pm.



John Prue, Acting Secretary