

Special Meeting

The 1545th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, June 2nd, 2015 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Also present for the meeting were Commissioners Bob Mercer, Fran Hoffman, Curtis Lynch and John Prue; Alternates Shaun Savoie, Gardner Young and David Rathbun and Town Planner Keith A. Brynes.

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

Minutes:

Mr. Mercer moved to approve minutes of the April 21st meeting, seconded by Mr. Prue. Motion approved 5-0.

Ms. Hoffman moved to approve minutes of the April 28th meeting, seconded by Mr. Mercer. Motion approved 5-0.

Ms. Hoffman moved to approve minutes of the May 4th meeting, seconded by Mr. Prue. Motion approved 5-0.

Ms. Hoffman moved to approve minutes of the May 7th meeting, seconded by Mr. Mercer. Motion approved 5-0.

Mr. Mercer moved to approve minutes of the May 19th meeting, seconded by Mr. Lynch. Motion approved 3-0-2. Roll Call: Tamsky – approve, Lynch – approve, Mercer – approve, Prue – abstain, Hoffman - abstain.

Commission Initiatives:

Discussion of the interpretation of the mean high water line versus the coastal jurisdiction line for measurement of the 100' Non Infringement Area.

Mr. Brynes introduced the options for a potential regulation amendment. Mr. Brynes shared preliminary comments from DEEP's Office of Long Island Sound Programs recommending measuring the Non-Infringement area from the wetland or coastal feature rather than the CT Coastal Jurisdiction Line. The Commission discussed the two options moving forward and the positives and negatives of each. Consensus of the Commission was to maintain the interpretation measuring the Non-Infringement area from the wetland or coastal feature itself. No regulation amendment was considered necessary at this time.

The Commission recessed until 7:30pm. Mr. Rathbun departed the meeting.

Public Hearings 7:30pm

Ms. Hoffman read the call for public hearing.

PZ1510SUP & GPP Open Door Baptist Church – Special Use Permit and Groundwater Protection Permit applications for construction of an approximately 60' x 110' addition with a 30' x 40' connecting structure to existing church building. Property located at 475 Pequot Trail, Pawcatuck. Assessor's Map 60 Block 1 Lot 1F. Zone RR-80. *Continued from 5/19/15.*

Special Meeting

Project Engineer, Patrick Lafayette, P.E. introduced the application. The addition to the church would be used for indoor sports as well as church functions. The addition would connect to the original structure which was built in 1991. The connector portion of the addition would house new bathrooms and storage and expand the current cooking facility. The size of the church itself is not expanding, no seats to the worship area will be added. Church functions in the addition will not occur at the same time as services. Activities and functions will be geared toward the existing congregation and are occurring now either in the existing church building or on church grounds.

Roof storm water will be collected in a subsurface containment system that can handle a 25 year storm. A new septic system will be installed. Additional parking was not added under the presumption that the current congregation will just be spreading out into the addition rather than adding additional people. Mr. Lynch questioned the storm water runoff affecting the neighboring property. Ms. Hoffman raised concern over the distance of the septic system to the neighboring well. Mr. Lafayette assured it was beyond the distance required by the health code.

Mr. Lafayette presented the architectural features of the building. Vinyl clapboards are proposed with a standing seam metal roof. Mr. Lafayette requested removing the gable from the side of the building facing the parking lot. There is no 2nd floor space in the main addition. Ms. Hoffman requested that the Town Engineer review the flow from the septic combined with groundwater. The Commission requested that the applicant to provide more accurate drawings and renditions of the architecture as it relates to its surroundings.

Ken Swain, deacon of Open Door Baptist Church, spoke regarding the architecture. The architect is developing new drawings for the upcoming meeting. Mr. Swain asked for consideration of vinyl clapboards for the new building although the original church has wood siding. Mr. Prue stated that the church currently fits into the neighborhood and expressed concern that the addition could have a commercial look. Mr. Prue asked if the addition could be rotated perpendicular to the street. Mr. Mercer requested an elevation of the east side of the elevation.

Mr. Brynes reviewed the application. The hearing will have to be continued to the next meeting due to the Town Engineer's concerns with stormwater runoff. The application meets the Groundwater Overlay District regulations. The applicant has met the concerns of the Town Sanitarian and will be meeting with the Town Engineer to address his comments.

Mr. Lafayette and Mr. Swain presented the landscaping plan. Many large trees will be added to minimize the view of the addition from the street.

Public Comment: None.

Mr. Prue moved to continue to the public hearing to the June 16, 2015 meeting, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Mr. Prue moved to adjourn, seconded by Mr. Lynch, all in favor 5-0, the meeting adjourned at 8:20pm.