

Special Meeting

The 1567th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, June 7, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner David Rathbun at 7:00pm. Also present for the meeting were Curtis Lynch, Gardner Young, Frances Hoffman, Alternates Lynn Conway, Shaun Mastroianni and Harry Boardsen; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner John Prue was absent.

Seated for the meeting were David Rathbun, Curtis Lynch, Fran Hoffman, Gardner Young, and Lynn Conway.

Minutes:

Ms. Hoffman moved to approve the minutes of the May 17, 2016 meeting, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Report - Commission:

Discussion of Town Center Plan for Pawcatuck Streetscape Project developed for Main Street Investment Fund grant application

Mr. Vincent distributed the developed for a grant application to redesign and install sidewalks in downtown Pawcatuck and Mr. Vincent distributed it to the commission.

Administrative Review:

16-120ZON Murphy Point Realty, LLC (Kris Simonds) – Request approval for dormer for storage space. Property located at 4 Broadway Ave. Ext., Mystic, Assessor's Map 174, Block 20, Lot 5. Zone M-1.

Mr. Brynes presented the application. The applicant is looking for approval of a southerly side dormer. They originally applied for a north side dormer as well but a variance would be required due to setbacks. Ms. Hoffman raised concern with an approval of this dormer influencing approval of the northerly dormer.

Mr. Lynch moved to approve the application with recommended stipulations by staff and the stipulation that the space is to be used for storage only, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Atty. Joseph P. Williams - Preliminary Discussion regarding bond reductions and municipal acceptance of roads at Old Mystic Estates Subdivision.

Toll Brothers is seeking a temporary phasing plan to finish Nautilus Way for the completed homes in the subdivision until the rest of the homes are built and roads are paved. This could result in a bond reduction upon completion. The homeowners association is supportive of this application to finish their road. The temporary cul-de sac will remain until the completion of phase 2. Mr. Brynes stated there were no objections from the fire department or public works at their December meeting.

Ms. Hoffman moved to approve the completion of the partial road in phase one with the stipulation that construction vehicles for phase two not be used the road, seconded by Mr. Young, all in favor 5-0, motion approved.

Public Hearing:

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STONINGTON, CT.
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CYNTHIA LAOWIG
TOWN CLERK

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PZ1608SUP Goran & Desiree Subotic – Special Use Permit application to extend the current permitted hours of operation to Monday thru Saturday, 9:00 AM to 9:30PM, and Sunday, no later than 8:00 PM. Property located at 325 Mistuxet Ave., Mystic. Assessor's Map 133 Block 6 Lot 5B. Zone RA-40. *Public Hearing continued from 5/17/16.*

Mr. Vincent stated that the applicant and neighbors have met regarding management issues of the property and right-of-way. The meeting brought out issues of general and emergency access, parking, business hours, business intensity, and zoning compliance. Mr. Vincent also presented some of the ways discussed with the applicant and neighbors to remediate this situation. Mr. Vincent laid out recommended stipulations to achieve this. Mr. Vincent also laid out a planned enforcement strategy for the property.

Ted O'Hanlon, attorney for the applicant stated that the applicant is in agreement with Mr. Vincent's stated summary. The applicant wishes to work with their neighbors and come to an agreement accepted by all.

General Public Comment:

Neighbor of the applicant stated he expressed concern as well with some of the commission's concerns but is in agreement with the enforcement strategy presented by the town.

No public comment in favor or against

The commission discussed enforcement of the special use permit.

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

The commission discussed provisional permits.

Mr. Lynch moved to approve the application with the three stipulations recommended by Mr. Vincent, seconded by Ms. Hoffman, the commission further discussed the stipulations and enforcement. The vote was taken, 2-3-0, the motion did not carry.

Roll Call: Conway – oppose, Hoffman – approve, Lynch – approve, Rathbun – oppose, Young – oppose.

Ms. Hoffman moved to table the application, seconded by Mr. Lynch, all in favor 5-0, motion approved.

PZ1604SUP-30 Extrusion, LLC (Carl Bardy, Jr.) – Special Use Permit application for the construction of a 28,700± square foot mini-warehouse storage facility consisting of 5 one-story buildings (5th building likely built in second phase), and associated parking, landscaping, and drainage. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.

Sergio Cherenzia, project engineer, presented the application. The applicant is proposing a mini-warehouse storage facility. In 2007, a 35,000 square foot manufacturing facility was approved for the lot and a foundation was built. This facility was never completed and the previous foundation was removed. The applicant originally proposed a building with a smaller footprint, but larger building. The applicant is now proposing five smaller buildings, the fifth to be built at a later date. They have reduced the intensity and density of the use in this new submission. The applicant has greatly reduced the impervious surfaces from the prior approval. The applicant has gained approval from the Inland Wetlands Commission and

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addressed comments from the Town Engineer regarding water quality and quantity of discharge to the wetlands. Mr. Cherenzia reviewed the storm water management plan. The architectural review board has recommended decorative fencing on the front of the building which will be an aluminum black picket fence and the rest will be standard chain link. The site will not be easily viewed from Route 1. Mr. Cherenzia presented the building plans and lighting plans.

General Comment

Carlene Donnarummo, raised concern of the need of the use. Ms. Donnarummo disagreed with the comments of the architectural review board that these buildings be industrial and simple. Ms. Donnarummo raised concern with lighting for neighbors and hours of operation.

Rebuttal:

Mr. Bardy Jr. stated that he has spent a year building a business plan for this facility and has surveyed the available storage in the radius and determined there is a demand for storage in Stonington. Tom Lance, general contractor, gave an overview of the unit sizes available for rental. The lighting will be all downlit, nothing projected above. The commission discussed the design of the buildings. The applicant explained the signage requested as well.

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

Mr. Young moved to approve the waiver requests, seconded by Mr. Lynch, all in favor 5-0, motion approved.

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

The meeting recessed at 9:31pm and reconvened at 9:38pm

PZ1609RA Andrew Halsey – Regulation Amendment to ZR Section 7.2 Groundwater Protection Overlay District (GPOD) to add conditional uses (Assembly Woodworking) in the GC-60 Zoning District.

Eric Janney, attorney for the applicant presented the application. These groundwater conditions exist in two small areas along Route 184, and the applicant is looking to add the conditional use of assembly woodworking. This would allow an applicant to begin the process for a permit, and the applicant would then have to prove several items prior to approval. There have been no negative comments on the application to date.

Ms. Hoffman question what activities take place outdoors. Applicant David Snediker stated that some outdoor activities are storage of lumber and boats.

Public Comment in Favor:

Blunt White, spoke in support of the application and read aloud the previously submitted EDC letter.

Ed Purcell, spoke in support of the use and the potential applicants.

Quentin Snediker, spoke in support of the use and its impact on the maritime community we have.

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No Public Comment Against and No General Comment

Both local water authorities replied that they are happy with the way the amendment is written and does not have further concerns.

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

Ms. Hoffman moved to recognize conformance with the 2015 Plan of Conservation and Development, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Ms. Hoffman moved to approve the regulation amendment, seconded by Mr. Lynch, Mr. Lynch stated the two step process provides adequate protection. The vote was taken all in favor 5-0, motion approved.

Mr. Lynch moved to adjourn, seconded by Ms. Hoffman, all in favor 5-0, the meeting adjourned at 10:17pm.

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