

Regular Meeting

The 1571st meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, July 19, 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, Gardner Young, and David Rathbun; Alternates Shaun Mastroianni and Harry Boardsen; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner Frances Hoffman and Alternate Lynn Conway were absent.

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

Minutes:

Mr. Rathbun moved to approve the June 7, 2016 minutes, seconded by Mr. Young, all in favor 4-0-1.
Roll Call: Rathbun - approve Lynch – approve Young – approve Boardsen – approve Prue – abstain

Administrative Review:

PZ0737SUP Alamo, LLC (Alan Contillo) - Request additional extension of approved site plan for the conversion of an existing structure into offices, construction of a 2-story (30' x 66') addition & a 4,950 sq. ft. 1-story building, including associated, parking, drainage, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington, CT. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.

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

CGS 8-24 Review: Mystic River Boathouse Park – The Town of Stonington seeks to acquire 123 Greenmanville Avenue (Connecticut Route 27), Mystic and convert the 1.5-acre site into a public park to provide a place for additional non-motorized water sports along the Mystic riverfront, serving as an exceptional location for passive recreation and active water sports (e.g., kayak, rowing).

Staff presented the proposal, noting its consistency with eleven areas in the Plan of Conservation and Development. This 8-24 Review is only for acquisition and clean up of the property.

Mr. Rathbun moved that the proposal is consistent with the Plan of Conservation and Development, seconded by Mr. Boardsen, all in favor 5-0, motion approved.

PZ1203SUP & GPP TFB3 LLC - Request approval for minor grading and retaining wall changes to previously approved Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, storage shed/garage, parking, and associated improvements. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80.

Leon Milarski, of TMG Architects, spoke on behalf of the applicant. Mr. Mastroianni raised concern with the mass concrete retaining wall on the western property line being seen from Route 1. The Commission requested that the applicant return with screening options for the wall.

Mr. Rathbun moved to approve all requested changes with the exception of the western concrete block retaining wall, seconded by Mr. Lynch, all in favor 5-0, motion approved.

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ZON16-158 Pawcatuck Fire District – Zoning Permit application for a 12' x 24' addition to the Pawcatuck Fire House in order to extend one bay for vehicle storage. Property located at 33 Liberty Street, Pawcatuck. Assessor's Map 1 Block 3 Lot 14, Zones DB-5.

Chief Kevin Burns explained the purpose for the addition, which will allow two trucks to exit without the need to take one out around the other, providing improved accessibility.

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

ZON16-163 Phyllis Borges (Verizon Wireless) – Zoning Permit Application for installation of a wireless antenna within the cupola of an accessory structure. Property located at 212 Deans Mill Rd., Stonington. Assessor's Map 134 Block 2 Lot 1. Zone GBR-130.

The application has approval from the Connecticut Siting Council, the agency with exclusive jurisdiction over the permitting of telecommunication structures.

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

Old Business:

PZ1606 CAM 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.

Michael Scanlon, project surveyor, presented the application. The shape and topography of the lot is difficult to work with to create a suitable development. They have proposed using landscaped terraces to bring the home above the base flood elevation. DEEP's Office of Long Island Sound Programs has commented that if these are for flood or erosion control they are allowable and could harm the tidal wetlands. Mr. Scanlon explained that this is not the purpose, it is the intent to bring the home up to the sufficient elevation. The Commission discussed DEEP's comments regarding the extensive use of fill in the close proximity to the tidal wetlands. The applicant will also address the Town Engineer's comments. The applicant presented an alternative to pull back the retaining terraces from the tidal wetlands. Builder, Norton Wheeler, stated that the applicant will not be bringing in an extensive amount of fill as much of it will come from the excavation from the foundation. The Commission requested that the applicant meet with DEEP and resolve the outstanding comments.

The applicants withdrew their application and plan to reapply.

The meeting recessed at 8:07pm and reconvened at 8:12pm

Public Hearings:

PZ1612SUP Goldenberg & Shanahan, Trustees - Special Use Permit application to allow a height exception for an 8-ft high architectural roof feature (cupola) 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 278 Osbrook Point Rd., Pawcatuck. Assessor's Map 31 Block 1 Lot 13. Zone RC-120.

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Peter Springsteel, architect, spoke on behalf of the applicant. The applicant is proposing a 4' x 4' cupola on the roof of the residence. There would be little impact from the water side as the cupola will be closer to the road side. It is comparable to the height of the chimney.

No Public Comment.

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

Mr. Lynch moved to approve the application and the request for waivers, seconded by Mr. Rathbun, all in favor 5-0, motion approved.

PZ1615SUP 65 Cutler St., LLC (Rusty Sergeant) - Special Use Permit application to increase off-site shared parking, add 4 on-site masonry paver parking spaces, permit 800 SF of outdoor sales, and formally permit the current uses (assembly, retail, office, personal services, and 1 residential dwelling unit). Property located at 65 Cutler St., Stonington. Assessor's Map 100 Block 12 Lot 1. Zone DB-5.

Mr. Sergeant presented the application stating that the applicant is requesting permission for outdoor sales, an increase in shared parking and a change to on-site parking. The building has several uses and they would like to formally permit these uses, parking and outdoor sales. The Commission questioned the timeline of the application submission after the Notice of Violation issued for lack of permits.

Public Comment in Favor:

Attorney Dale King, representing the westerly abutting property owner, stated that the buffer to their property is great his client and they are happy that the parking plan does not interfere with their buffer.

No Public Comment Against or General Public Comment

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

Mr. Lynch moved to approve the application with the two stipulations recommended by staff, and the request for waivers, seconded by Mr. Boardsen, all in favor 5-0, motion approved.

Stipulations:

1. Final plans shall include the items referenced in the Town Engineer's 7/6/16 comments.
2. Modified shared parking agreement shall be filed in the Land Evidence Records.

PZ1616SUP Davis Standard, LLC – Special Use Permit application for a 15,045 square foot industrial building addition, including utility, stormwater, and site improvements. Property located at 35 Extrusion Dr. & 188 So. Broad St., Pawcatuck. Assessor's Map 36 Block 4 Lots 3 & 4. Zone M-1.

Clint Brown, project engineer, presented the application. The applicant is proposing an addition to the side of the building facing South Broad Street, and some utility work around the addition. Mr. Brown presented the storm water management plan which will be updated and will improve the water quality and volumes of run-off. There is not a significant increase in traffic and there is sufficient parking on site for the employees. The Commission discussed the recommended stipulations by staff. The commission discussed possible future expansion of the site.

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No Public Comment

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

Mr. Lynch moved to approve the request for waivers and the application with the three stipulations recommended by staff and an additional stipulation regarding the relocation of the chiller on the roof. Motion seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulations:

1. Final plans shall incorporate the Town Engineer's 7/6/16 comments.
2. House lot (36-4-4) shall be legally merged with the main lot (36-4-3) prior to the issuance of a Zoning Permit.
3. As needed, a minimum of 18 parking spaces shall be available in the area behind 47 Extrusion Drive.
4. Department of Planning staff shall inspect rooftop chiller.

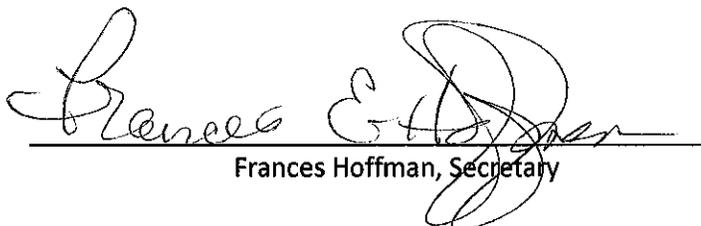
Return to Old Business:

Seated for the following application were John Prue, Curtis Lynch, Gardner Young, and Shaun Mastroianni. Mr. Rathbun and Mr. Boardsen departed the meeting.

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 moved to approve the May 17, 2016 draft Subdivision Regulations with the effective date of August 8, 2016; seconded by Mr. Young. The Commission discussed the changes made to the draft to address the Commission's comments during the public hearing. The vote was taken with all in favor 4-0, motion approved.

Mr. Young moved to adjourn, seconded by Mr. Mastroianni, all in favor 4-0, the meeting adjourned at 9:30pm.



Frances Hoffman, Secretary