

Special Meeting

The 1572nd meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, August 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, David Rathbun, and Frances Hoffman; Alternates Shaun Mastroianni and Harry Boardsen; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner Gardner Young and Alternate Lynn Conway were absent.

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

Minutes:

Ms. Hoffman moved to approve the minutes of the June 21, 2016 meeting, seconded by Mr. Rathbun, all in favor 5-0, motion approved.

Ms. Hoffman moved to approve the minutes of the July 19, 2016 meeting, seconded by Mr. Lynch, all in favor 4-0-1, motion approved.

Roll Call: Prue – approve, Rathbun – approve, Lynch – approve, Boardsen – approve, Hoffman - abstain

Administrative Review:

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, representing the applicant, explained that the retaining wall will be screened from the street by a fence, as well as four trees.

Mr. Lynch moved to approve the request for the retaining wall changes, seconded by Ms. Hoffman, 4-0-1, motion approved.

Roll Call: Prue – approve, Lynch – approve, Boardsen – approve, Hoffman – approve, Rathbun – abstain

The meeting recessed at 7:13pm and reconvened at 7:30pm.

Public Hearing 7:30pm:

PZ1617RA Lattizori Development, LLC – Regulation Amendment to add ZR 7.23 Greenway Development District (GDD), a floating zone governed by a Master Plan. The GDD will encourage open space preservation and economic development by allowing a mixture of uses in a planned setting. GDD eligible zoning districts are: GBR-130, RR-80, and RA-40.

Jason Vincent, Director of Planning, gave an overview of the regulation amendment and subsequent process required for a project to be developed under the GDD regulations.

Rob Simmons, First Selectman, spoke in favor of the application and the creation of the Greenway Development District. The site is currently approved for a 36-lot subdivision and Mr. Simmons believes the proposed uses permitted under the GDD will be of greater value to the community.

Attorney Ted Ladwig introduced the amendment application and explained its purpose.

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David Lattizori presented the application. Mr. Lattizori has worked with the residents of Stoneridge Senior Living to come up with a better use for the property than the 36-lot subdivision. The proposed district would create open space on fifty percent of the property. Mr. Lattizori has gotten input for the project from a variety of businesses, noting that the proposal has been endorsed by the Conservation Commission and the Economic Development Commission. Mr. Lattizori believes this the best use for the property.

Michael Segan, landscape architect, presented the regulation amendment application. Mr. Segan explained the reasoning for instituting a Greenway Development District. Mr. Segan explained the neighborhood setting for the proposed development. Mr. Segan presented the concept for the Perkins Farm property. The concept proposes Academic/Research Facility, Medical/Professional Office Park, and Residential. The district proposes subzones that lock in development options. Mr. Segan presented the proposed master plan for the Perkins Farm property. The plan will provide trail access throughout the site and connectivity to the Avalonia Land Preserve.

Mr. Ladwig summarized the application and the benefits of adopting the Greenway Development District as well as its consistency with the POCD.

Ms. Hoffman stated that the commission must look at the impact on other properties and zones.

Public Comment in Favor:

Keith Sorensen, SVP of Facilities for Mystic Aquarium spoke in support of the application. They feel this will be a good fit for the community.

Tim Murray, resident and business owner in Stonington, spoke in support stating this is the highest and best use for the property.

Bill Smith, Interim President of the Greater Mystic Chamber of Commerce, spoke in support of the application noting the benefits to the community.

Chris Regan, representative for Olde Mistick Village, spoke in support of the application.

Rich Kisner, Executive Director of Stoneridge Senior Living, spoke in support of the application, noting that Mr. Lattizori has worked with them extensively as their future neighbor.

Blunt White, Chair of the Economic Development Commission, stated the commission's support for the application, noting they would also be in favor of adopting the district solely for the RA-40 zone.

Ken Richards, Old Mystic Fire Department Chief, spoke in support of the application and stated that the Department is fully equipped to accommodate the development.

Ruth Walsh, Stoneridge resident, Chair of the Resident's Council and, as member of Perkins Farm Committee at Stoneridge, noted they voted in favor of the application for the Greenway Development District.

Terry Hall, resident of Stoneridge and chair of the Perkins Farm Committee, restated their support for the application.

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Sue Sutherland, member of the board of the Avalonia Land Conservancy, spoke in support of the district and supported the open space set aside.

Joel Valenti, Valenti Auto Group spoke in support of the application.

Todd Brady, chair of the Downtown Mystic Merchants Association, spoke in support of the application and would like to see more of this type of development and planning.

Jim Smith, establisher of the Stonington Land Trust, spoke in support of the application.

Chuck Sneddon, resident and business owner in Stonington, spoke in support of creating the tool for developers and stated that the commission still has a great amount of control over future proposals.

The meeting recessed at 8:54pm and reconvened at 8:58pm.

Public Comment Against:

Dexter Anderson, resident of Stoneridge, stated his concern with the change of zoning regulations for a commercial use. Mr. Anderson expressed concern with the mixed use of the property.

Mr. Brynes read comments into the record by Dora Hill in opposition of the application.

General Comments:

Carlene Donnarummo presented some suggested edits to the proposed text amendment, submitting a copy of her comments to the record.

Susan Hibbard, resident of Jerry Browne Road, requested the town put together a forum for public input if this application were approved.

Harry Heller, attorney for the applicant spoke about the application process, further clarifying the process. Mr. Heller urged the commission to allow GBR-130 and RR-80 for the subzone 1 only, if they do not allow all three zones for the GDD. Mr. Heller further clarified the proposed regulations for the preservation subzone.

Mr. Rathbun moved to continue the public hearing to the August 16, 2016 meeting, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Mr. Rathbun moved to adjourn, seconded by Ms. Hoffman, all in favor 5-0, the meeting adjourned at 10:03pm.



Frances Hoffman, Secretary