

Special Meeting

The 1550th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 1, 2015, at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner Ben Tamsky at 7:00pm. Also present for the meeting were Commissioners Frances Hoffman, John Prue, Curtis Lynch, and Bob Mercer; Alternates Gardner Young and Shaun Mastroianni, and Town Planner Keith Brynes.

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

Minutes:

Ms. Hoffman moved to approve the minutes of the August 18, 2015 meeting, seconded by Mr. Lynch, with several grammatical amendments, all in favor 5-0, motion approved.

Administrative Review:

PZ0557ZC, SPA & GPP Investar Redevelopment for The Pawcatuck Landing, LLC- Request 4-year renewal of Site Plan Approval & Groundwater Protection Permit for previously approved applications for Zone Change to IHRD-3, Site Plan Approval & Groundwater Protection Permit to convert 18,000 sq. ft. of a historic 4-story brick mill building & 39,000 sq. ft. of a new structure, into 39 residential dwelling units. Property located at 75 Stillman Ave., Pawcatuck. Assessor's Map 1 Block 1 Lot 1, Zone IHRD-3.

David Consigli, explained that due to the financial crisis there was a delay in the project. They have about a million dollars currently invested into the property. Lending has been difficult due to the financial crisis however they are now confident financing is opening up. Ms. Hoffman expressed concern with weakening of the bank due to storms over the recent years. Mr. Consigli stated they would be happy to host a walkthrough of the property for the Town Engineer. The applicant explained that in order to develop the site they must ensure it is structurally sound. Prior to construction a structural engineer will survey the site. Mr. Brynes suggested a stipulation to have the Town Engineer's approval prior to a zoning permit for construction being issued. Ms. Hoffman questioned the status of the environmental clean-up. The applicant stated that they are currently having a second assessment on the property.

Ms. Hoffman moved to approve the extension request with the stipulation that the Town Engineer reviews the site for structural integrity prior to the issuance of the zoning permit, seconded by Mr. Mercer, all in favor 5-0, motion approved.

Old Business:

PZ1516ZC Glenn & Constance Frishman – Zoning Map Amendment to change zoning district from GBR-130 to RA-40. Property located at 1219, 1223, & 1225 Pequot Trail, Stonington. Assessor's Map 135 Block 2 Lots 2, 1B & 1A. PH closed 8/4/15.

Mr. Mercer moved to approve the waiver requests, seconded by Mr. Prue. Ms. Hoffman stated that applicants should provide more information in a zoning change application in the future. All in favor 5-0, motion approved.

Mr. Mercer moved that the application is consistent with the POCD and comprehensive plan, seconded by Mr. Lynch. Mr. Mercer stated that this change will eliminate split zoning for two property owners. All in favor 5-0, motion approved.

Mr. Mercer moved to approve the zoning change application, seconded by Mr. Prue. Mr. Prue stated that is appropriate for the area. Mr. Tamsky stated he was concerned with the variance needed to further develop the property. Mr. Mercer stated that they will only be able to fit one more lot and the topography is consistent with

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RA-40. For the existing lot the property would become conforming for their frontage, which is currently non-conforming. If the applicant wished to create another lot they would not have enough frontage. Mr. Lynch and Mr. Tamsky raised concern that the applicant did not state the purpose for the zone change. All in favor 5-0, motion approved.

The meeting recessed at 7:44pm and reconvened at 7:46pm.

Commission Initiatives:

Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption.

Technical Standards document was adopted by the Selectmen in 2011. This draft will incorporate the technical standards document and modernize the subdivision regulations. There are regulation inconsistencies which the new draft will resolve with the zoning regulation taking precedence. The draft regulations also bring the regulations up to state standards, for example conditional approvals. Mr. Lynch questioned whether the regulations follow state law, Mr. Brynes stated that the draft regulations do follow state laws. Mr. Lynch questioned whether the current regulations conflict with zoning regulations, Mr. Brynes replied that they do and the draft will correct this. Mr. Lynch recommended a review prior to signature of final plans. Mr. Brynes stated that they could create a checklist. Ms. Hoffman recommended having the technical standards reviewed to focus on low impact development. Mr. Brynes will review the document to see how it can be revised. Mr. Prue raised a concern about planting and trees within the document. Mr. Lynch questioned how the commission can stay up to date with state law changes and if there should be a yearly review. Mr. Brynes stated these changes are communicated to the staff and although there is no formal process for updating the regulations, they are reviewed periodically.

Mr. Brynes reviewed the draft subdivision regulations. Mr. Prue requested that Mr. Brynes clarify when they were adopted and when they were effective. The commission discussed conditional approvals and performance bonds. The commission discussed the open space requirements. Mr. Prue requested further review of the waiver requests for subdivisions and any controls that have come from court cases. Mr. Brynes reviewed the design standards. The commission discussed the standard concerning non-infringement areas and wetlands. Mr. Brynes explained changes to open space requirements. Mr. Prue stated that currently paper streets are only regulated in the zoning regulations but by state statute they should be in the subdivision regulations and recommended further review.

Mr. Prue moved to forward the draft to an application of the commission, seconded by Mr. Mercer, all in favor 5-0, motion approved.

The commission discussed the election of officers. Mr. Tamsky agreed to resign as chair following this meeting. Vice Chair John Prue will serve as acting chair.

Mr. Lynch moved to adjourn, seconded by Mr. Prue, all in favor 5-0, the meeting adjourned at 9:11pm.



Frances Hoffman/Secretary