

## Special Meeting

The 1524<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, September 2, 2014 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:03pm. Seated for the meeting were Commissioners Ben Tamsky, John Prue, Bob Mercer, and Curtis Lynch. Commissioner Frances Hoffman, Alternate Gardner Young, and Town Planner Keith Brynes were present.

**Minutes:** Mr. Prue motioned to approve the 8/19/14 meeting minutes. Mr. Mercer seconded. All in favor, 4-0.

**Old Business:**

**PZ1407ZC, SPA & CAM Edgewood Mac, LLC** - Request Master Plan Zone Change, Site Plan Application, & Coastal Area Management Review approval to redevelop site and build 55 attached residential dwelling units within four main buildings with a gross floor area of 162,482± SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD. *Public Hearing closed 8/19/14.*

Mr. Tamsky suggested tabling deliberations until Ms. Hoffman and Mr. Young are reappointed to the commission, enabling the full board to vote on this application. The other commissioners were in agreement. The application was tabled to the 9/16/14 meeting.

**Commission Initiatives:**

Discussion of 2014 Plan of Conservation & Development: Mr. Brynes stated that the next POCD meeting is on 9/8/14 and they are reviewing comments received from the public information meeting in order to provide an updated draft.

Discussion of modifications to Section 6.6.7-Excavations and Filling: Mr. Brynes noted that there has been no action on this item for some time, noting that the POCD is a priority. Mr. Prue moved to remove this item from the agenda. Mr. Mercer seconded. All in favor, 4-0.

Discussion of policy/Commission interpretation regarding potential conflict between Zoning Regulations 7.7.8.2.1, 7.7.8.3.2 and FEMA regulations related to additions to legally non-conforming buildings that are not 'substantial improvements' in flood hazard areas: Staff said that Mr. Mercer & Ms. Hoffman said they would look into this issue. Mr. Mercer shared his view on substantial improvement. He read a letter from William Bertche, Professional Engineer, regarding projects planned for flood zones and uniform codes. Mr. Brynes stated he would like to review the letter before making recommendations to the commission. He will also make copies for the commissioners.

**Administrative Review:**

**ZON14-151 804 Stonington Rd. LLC (Louis DiCesare)** - Addition of handicapped ramp to rear of building. Property located at 804 Stonington Rd. Assessor's Map 75, Block 2, Lot 4. Zone GC-60.

Mr. Brynes presented the application and said the proposal conforms to GC-60 bulk requirements. The applicant, Mr. DiCesare, was present. Mr. Prue motioned to approve the application. Mr. Mercer seconded. All in favor, 4-0.

**CGS 8-24 Review of Consistency with the Plan of Conservation and Development** - Review of proposed expenditure of \$200,000.00 from the Town's Open Space Fund to help fund the purchase of a conservation easement over 2 parcels of the Davis Farm property. Properties located at Osbrook Pt. and Greenhaven Rd. Assessor's Map, Block & Lot 30-1-1 & 27-2-9.

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Mr. Brynes stated the review request has been withdrawn by the Conservation Commission. Mr. Brynes received a copy of the Town Attorney's opinion which stated that approval was not needed by the Planning & Zoning Commission.

Meeting recessed at 7:32pm and reconvened at 7:36pm.

**Public Hearing(s):** Mr. Prue read the call for the hearing at 7:36pm.

**PZ1409SUP Hendels, Inc. (Stonington Village Food Mart, LLC)** - Special Use Permit application to permit the retail grocery sale of beer. Property located at 522 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 6A, Zone GC-60.

The applicant, Mr. Patel, was present. Staff summarized the application, stating GC-60 allows for liquor sales in this zone but applicants must also seek approval from the State Liquor Commission. There was no one speaking in favor or opposition to this hearing. One general comment was made by Carlene Donnarummo, regarding any planned signs for this business. Mr. Patel stated no additional outside signs are planned but they may add a small one in the window. He said they are planning on adding 4 cooler units in the store. Mr. Prue moved to close the public hearing. Mr. Lynch seconded. All in favor, 4-0. Mr. Prue moved to approve. Mr. Mercer seconded. The motions were withdrawn by both commissioners. Mr. Prue moved to approve the waiver requests. Mr. Lynch seconded. All in favor, 4-0. Mr. Prue moved to approve the special use permit. Mr. Mercer seconded. Mr. Prue added a stipulation. Mr. Mercer seconded. All in favor 4-0.

**Stipulation:**

1. Any additional signage shall meet regulations and be reviewed by staff.

Mr. Prue motioned to adjourn the meeting. Mr. Mercer seconded. All in favor, 4-0. Meeting adjourned at 7:50pm.

  
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Frances Hoffman, Secretary