

Regular Meeting

The 1574th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 6, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman John Prue at 7:00pm. Present for the meeting were Commissioners John Prue, Curtis Lynch, Frances Hoffman, and Gardner Young; Alternates Shaun Mastroianni and Lynn Conway; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner David Rathbun and Alternate Harry Boardsen were absent.

Seated for the meeting were John Prue, Curtis Lynch, Frances Hoffman, Gardner Young and Lynn Conway.

Minutes

Ms. Hoffman moved to approve the minutes of the August 16, 2016 meeting, seconded by Mr. Lynch, Ms. Hoffman withdrew her motion.

Ms. Hoffman moved to table the minutes of the August 16, 2016 meeting for staff to add detail of modifications and discussion, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Administrative Review:

PZ1616SUP David Standard, LLC – Request changes to previously approved 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, reviewed the requested modifications. These include changes to traffic signage as requested by the Department of Transportation, the location of the transformer as requested by Eversource, and the location of the chiller unit which will be moved from the roof down to the ground and screened by arborvitae. The proposed stormwater treatment device will be replaced with a similar model.

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

16-207ZON Mystic Seaport Museum – Zoning Permit application to permit a temporary accessory storage structure to enclose the Mayflower II for ship preservation work. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173 Block 1 Lot 1. Zone MHD.

The application was presented by Ken Wilson, Mystic Seaport Director of Facilities and Brian Kent, Landscape Architect. The application is for a temporary accessory structure which will be on location for the 30 month restoration of the Mayflower II. The structure will be similar in size to the scaffolding used for the Charles W. Morgan restoration but will be more aesthetically pleasing. The structure would be reusable for future restorations, and will be stored between restorations. The structure would be about eight feet higher than past structures built for restoration work. A tall structure is required due to the Mayflower's unusual shape and the structure can be adapted for ships of different heights. Ms. Conway questioned whether they would adjust the height to be minimal for future projects. The applicant stated it is best for them to keep the height minimal. The approval would be temporary, and future projects would require additional approval.

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Ms. Hoffman moved to approve the application with 3 stipulations recommended by staff, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Stipulations:

1. A portion of the structure is designed to be "wet flood proofed" below the base flood elevation and as such shall only be used for storage/parking. This space shall not to be converted to another use in the future.
2. No utilities shall be installed below the base flood elevation.
3. Only flood resistant construction shall occur below the base flood elevation.

PZ1132SUP & CAM – Request change to approved site plan to accommodate and relocate a larger-sized (30,000 gallon) propane tank at Masonicare at Mystic Senior Living facility construction. Property located at 45 Clara Dr., Mystic. Assessor's Map 172 Block 2 Lot 5B. Zones RM-15, RA-20, & RA-40.

Adam Friedman of Superior Energy presented plans for the propane tank their company proposes to install. Due to the needs of the facility and a previous error in propane capacity calculations, a larger 30,000 gallon tank is needed. The company has worked with the Fire Marshal regarding placement of the tank. Their company will also be providing preventative maintenance for the system beyond the state mandated code. The top of the tank will be 18' off the ground and about 9' feet in diameter. This size tank does not fall under DEEP's jurisdiction. This tank will allow for once a week filling, likely more often in the winter. An analysis has been completed for various scenarios for the fire department to follow in case of an incident.

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

Town Attorney Tom Londregan Reference No. 2341: Interpretation of ZR 2.13.3.1 Demolition of Historic Buildings

Mr. Vincent discussed ongoing concerns with this regulation and summarized the Town Attorney's opinion letter. Mr. Vincent stated that the interpretation clarifies the regulation for now, but it should be updated in the comprehensive rewrite of the Zoning Regulations. Mr. Vincent spoke about other tools for the Commission's consideration such as adaptive reuse that could enhance the Town's land use regulations.

Carlene Donnarummo discussed the cultural inventory completed by Blanche Higgins and its application to this interpretation.

Mr. Lynch moved to support Attorney Londregan's interpretation of this regulation and to task staff with addressing this in the comprehensive rewrite of the regulations; seconded by Ms. Hoffman, all in favor 5-0, motion approved.

The commission recessed at 8:17pm and reconvened at 8:23pm

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Commission Initiatives:

Discussion of proposed Regulation Amendment for Zoning Map Amendment, Master Plan process and requirements.

Mr. Lynch requested that Mr. Vincent explain the purpose of the proposed amendment, the protections and process. Mr. Vincent replied that the purpose of the Regulation Amendment would be to spell out the Town's Master Planning tools and how to use them and to consolidate them in one area of the regulations. The protections would be the limitations of the tool and requirements. The process and necessary steps would be spelled out in the regulations. Mr. Vincent explained the floating zone tools and the benefits they provide to the town and Commission. As drafted by Staff, all of the existing master planned districts would become "subzones" under a common master planned district. The Commission discussed any possible risks, ways to prevent them and to add consistency to the process for the benefit of future commissions.

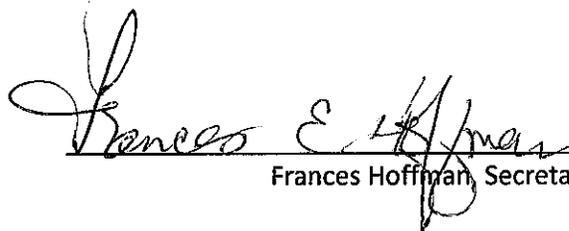
Attorney Bill Sweeney spoke about the Master Plan district and their effect on development opportunities. These districts are a positive tool for developers. Mr. Sweeney proposed 3 options for dealing with the master planned districts. The first option would be to leave the regulations as is, the second would be to create a common framework for all of the master planned districts, and the last being similar to Mr. Vincent's proposal where each existing district becomes a "subzone" under one common master planned district. Mr. Sweeney urged the commission to be expedient in choosing a direction for a Regulation Amendment as there are developers interested in putting projects forward but are unsure of the direction of the process for master plans.

Mr. Vincent will provide two options using the prior district wording and the subzone only language.

Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.

Mr. Brynes presented the proposed regulation amendment to provide better language regarding 3D renderings. The Commission discussed the proposed language and the importance of context in analyzing a development application. The Commission discussed additional documentation of the light and noise pollution impacts of a project. Mr. Vincent will research laws and policies on noise.

Mr. Lynch moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 9:40pm.



Frances Hoffman, Secretary