

Regular Meeting

The 1551st meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 15, 2015 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Acting Chairman John Prue at 7:00pm. Also present for the meeting were Commissioners Frances Hoffman, Curtis Lynch, Gardner Young, and David Rathbun; Alternate Shaun Mastroianni and Town Planner Keith Brynes.

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

Election of Officers:

Mr. Lynch nominated Mr. Prue for Chairman, seconded by Ms. Hoffman, all in favor 5-0.

Ms. Hoffman nominated Mr. Lynch for Vice Chair, seconded by Mr. Rathbun, all in favor 5-0.

Mr. Lynch nominated Ms. Hoffman for Secretary, seconded by Mr. Rathbun, all in favor 5-0.

Minutes:

Ms. Hoffman moved to approve with a clarification, the minutes of the September 1, 2015 meeting, seconded by Mr. Young, motion approved 4-0-1.

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

Administrative Review:

15-184ZON Rox Riv Realty, LLC (Gary Birkhamshaw) – Zoning permit application for change of use for suites 101 & 102 from Restaurant (Lazy Burrito) & Retail (Hanes) to Personal Services (Up Fitness) and associated sign. Property located at 12 Coogan Blvd., Mystic. Assessor's Map 164 Block 4 Lot 1. Zone TC-80.

Mr. Brynes stated that the business would take over the two existing suites and would lessen the demand on parking and reduce the amount of signage. Mr. Prue questioned what the peak parking requirement would be. Mr. Birkhamshaw replied that they are working on estimates with their engineer but he does not predict to go beyond what is currently allowed. Mr. Lynch questioned the hours of operation which the applicant stated will begin prior to 6:00am with the bulk of the classes taking place in the morning prior to other businesses in the plaza opening.

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

Old Business:

PZ1519BR Mystic Cycle Center – Bond Reduction/Release application for work associated with PZ0252SUP & CAM and IW#04-07 (IW#02-02) for construction of a 5,000 sf retail building wetlands migration requirement (USACE). Property located at 25 Stonington Rd., Mystic. Assessor's Map 161 Block 27 Lot 1A. Zone GC-60.

Mr. Brynes explain that the Bond was required by Army Corps of Engineers due to disturbance to wetlands and restoration of a major wetland. The Army Corps of Engineers has stated that the applicant has fulfilled its obligations, and the Town Engineer and ZEO have no concerns.

Robert Kapell, stated that there had been some confusion over who would hold the bond and it was decided the town would hold the bond, the bond was not a requirement of the commission, only a requirement of the Army Corps of Engineers who has now given their permission for the town to release.

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

Mr. Prue questioned the timing for the YMCA application and Mr. Brynes explained that the applicants are looking to provide updated plans in response to issues noted during the first review. The public hearing for the application is scheduled for 10/20/15.

The commission discussed the format of the staff report, requesting detailed Regulations compliance information.

Commission Initiatives:

Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development - Ms. Hoffman stated that they had discussed working with the implementation committee on the process to ensure standards of maps and to bring any policy changes before the commission. The commission will work with the implementation committee once they begin meeting.

Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under 6.1.2.6.1 - Mr. Lynch raised a concern with being able to see harmony with the neighborhood, by seeing the context and surroundings rather than just the building. Ms. Hoffman stated she would like to see multiple angles and perspectives. Mr. Young stated that he would like to see a focus on the computerized models rather than a scaled 3-D model since it cannot represent harmony and multiple perspectives. Mr. Rathbun stated that in the past photographs were provided of the neighborhood to allow for a larger vision of the property. Mr. Brynes recommended thresholds for the requirement, and to still allow waivers. Mr. Lynch suggested qualitative language for what the commission expects to see in a model.

Discussion of food truck and special event regulations - Food trucks currently allowed under outdoor vending by special use permit and only allowed in TC-80 and GC-60 zones. Zoning does not have jurisdiction over public property and roads. Mr. Lynch raised concern with special event regulations. Mr. Brynes stated that these events come before the Police Commission. Mr. Rathbun stated that as long as it is for private consumption then it should not become an issue. Mr. Young stated that with these events they are temporary and happen infrequently. Mr. Prue stated that he believes the regulations are strict enough currently and would like more dialogue with the Police Commission. The commission agreed to remove the item from the agenda

Mr. Prue nominated Ms. Hoffman to be the liaison to the Director of Planning search committee, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Mr. Rathbun questioned whether the commission would be working on signage regulations and outdoor sales of items. Mr. Brynes is working on a draft for signage regulations after a recent court case that deemed regulations cannot be dependent on content.

Mr. Young moved to adjourn, seconded by Mr. Lynch, all in favor 5-0. The meeting adjourned at 8:22pm.