

Special Meeting

The 1576<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 4, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner David Rathbun at 7:00pm. Also present for the meeting were Commissioners Curtis Lynch, Frances Hoffman, and Gardner Young; Alternates Shaun Mastroianni, Lynn Conway, and Harry Boardsen; Town Planner Keith Brynes, and Director of Planning Jason Vincent.

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

**Election of Officers:**

Mr. Lynch nominated David Rathbun as commission chairman, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Mr. Rathbun nominated Curtis Lynch as vice chair, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Mr. Lynch nominated Frances Hoffman for secretary, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Mr. Lynch nominated Mr. Mastroianni to be the representative to the POCD Implementation Committee, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

**Minutes:**

Ms. Hoffman moved to approve the August 16, 2016 minutes, seconded by Mr. Lynch, Ms. Hoffman recommended edits to the minutes. The vote was taken on the amended minutes, all in favor 4-0-1, motion approved.

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

Ms. Hoffman moved to approve the September 6, 2016 minutes, seconded by Mr. Lynch, Ms. Hoffman recommended edits to the minutes. The vote was taken on the amended minutes, all in favor 4-0-1, motion approved. Mr. Rathbun abstained.

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

**Administrative Review:**

**PZ0719SD Aborn Smith** – Request 5-year extension of **PZ0719SD Aborn D. Smith** 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15.

The commission asked staff whether there have been any changes since approval such as the POCD or subdivision regulations. They replied there have not been any changes that would affect approval of the extension.

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

RECEIVED FOR RECORD  
STONINGTON, CT  
16 OCT 11 PM 4:03  
CYNTHIA LADWIG  
TOWN CLERK

Special Meeting

**PZ0053SUP Coogha, LLC (Jeffrey Pucci)** – Extend prior approval to renovate and rehabilitate building by construction of 6 apartments. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1 Block 4 Lot 6. Zone DB-5.

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

**PZ1418SUP & CAM Denison Pequotsepos Nature Center, Inc.** – Event/function proposal as per approval stipulation of Special Use Permit & Coastal Area Management Review. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RM-40.

Cassandra Meyer-Ogren of the Nature Center presented the proposed plans for events hosted at the Nature Center and Coogan Farm. The applicant is proposing wedding to be limited to 150 guests and hope to host smaller events for community organizations, clubs, family parties and more. Mr. Rathbun questioned available parking. There are 45 spaces on site and the Nature Center has relationships with the nearby organizations to have shared parking for large events with shuttle service. The commission discussed having a written commitment of these partnerships. The commission would like the police commission to review the plan. The commission tabled the application to receive further information.

**16-229ZON Sean C. McGill** – Request expansion of parking lot at motor vehicle dealership. Property located at 8 Chase St., Pawcatuck. Assessor's Map 4 Block 5 Lot 7. Zone LS-5.

The applicant is proposing the expansion of their lot for vehicles in for service.

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

**PZ1618CAM Jeanne Hamilton** – Coastal Area Management Review application for construction of a 3-bedroom single family residence with on-site sewage disposal system, stormwater drainage improvements, and grading. Property located at 28 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.

Michael Scanlon, project engineer presented the application. The application was previously before the commission but withdrawn. Mr. Scanlon presented the new proposed site plan. Mr. Scanlon gave an overview of the building envelope on the property. There is also difficulty with the elevation and topography of the lot. Mr. Scanlon also explained that the property is in a flood zone and must comply to those standards as well creating further difficulty. The project was submitted to DEEP and returned with negative comments, so they have again adjusted the plan. Mr. Scanlon addressed DEEP's objections to the plan. The first comment from DEEP stated that the use of extensive fill and the second stated that the use of fill for the terraces should not be used. Mr. Scanlon explained that there will not be an extensive use of fill; it will be used under the patio, some under the home and to secure the septic system. The terraces are only being added to bring the home up to base flood elevation. Mr. Scanlon reviewed the storm water runoff. DEEP has also commented the terraces start too close to the Coastal Jurisdiction Line at five feet which the applicant has now brought back to twenty feet. Mr. Vincent proposed two additional stipulations, the first being a pre-construction meeting with the wetlands enforcement officer and the town's technical expert and an erosion and sedimentation control bond. Ms. Hoffman recommended a stipulation that the most effective method to be used for silt control.

## Special Meeting

Ms. Hoffman moved to approve the application with the stipulations recommended by staff, seconded by Mr. Lynch, the commission and staff discussed the sanitarian's comments. The vote was taken, all in favor 5-0, motion approved.

The meeting recessed at 8:22pm and reconvened at 8:26pm

**Stone Acres, LLC (Atty W. Sweeney)** – Request for informal workshop for the development of the Agricultural Heritage District, a new master plan proposal for Stone Acres Farm. Property located at intersection of 381 North Main St., Stonington. Assessor's Map 81 Block 1 Lot 2. Zone RR-80.

Attorney Sweeney presented the concept for a new master plan district called an Agricultural Heritage District. The district would preserve the nature of the property, but allow for new compatible uses. Draft language was presented for the commission to consider. They presented two different approaches, a traditional master plan zone approach and the alternative subzone approach. The commission has been considering the format of the master plan process therefore both options were presented. Mr. Sweeney explained the proposed eligibility for this district. Mr. Sweeney discussed the proposed uses and their relation to the agriculture of the farm. Mr. Sweeney also spoke about the tax advantages of the district if they are able to voluntarily preserve the farm. They presented a proposal of what the district could create. Mr. Rathbun recommended communicating with the other properties that could use the district to garner their input.

**Greylock Property Group, LLC (Atty W. Sweeney)** – Request for informal workshop for the development of a new master plan proposal for former Mystic Color Lab. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.

Attorney Sweeney shared a new proposal for the Mystic Color Lab site which is currently using one of the existing master plan tools. The original proposal was for fifty five units to be constructed on site. After the approval in 2004, a substantial part of the mill was demolished and some remediation was done but not completed. Due to the financial recession the original developer was unable to complete the project. The lender that took over the property came before the commission with a new proposal that was similar and still using the Industrial Heritage Reuse District although there was no connection with the historic mill. This plan was ultimately denied. The site is still currently zoned Industrial Heritage Reuse. Greylock acquired the property and are trying to determine the best use for the property. Their new plan would pay homage to the historic color lab though unable to preserve the structure itself. The proposal would residential that provided a lesser density, building mass, and height than the previous approval in order to alleviate neighborhood concerns. The proposal was shared with the neighbors at a meeting and received feedback that was more favorable than the past approval.

Matt Williams, project architect presented conceptual plans. Mr. Williams started by presenting images of historic mills and the structures. He then presented renderings of the potential buildings. The commission discussed the architectural structure of the buildings. Mr. Williams presented the mill themed development as well as a more modern development. The commission discussed which would be best for the property.

Ms. Hoffman moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, motion approved the meeting adjourned at 10:42pm.