DRAFT

Economic Development Commission
TOWN OF STONINGTON

152 Elm Street
Stonington, CT 06378

October 19, 2016

An EDC Special Meeting was held on Monday 10/17/2016 at the Velvet Mill to discuss the Velvet Mill management's progress in addressing the neighbors' concerns. The attendees representing EDC were Blunt While, Kevin Bowdler and Danielle Chesebrough (2 less than the 5 necessary to constitute an official meeting quorum). Attendees representing the neighborhood and tenants were; Peter Victoria, Margaret Victoria, Precious Putnam, Don Maranell, Thomas Frohnapfor, Jeff Ball, Carol Martin, Robert and Janet Sundman, Rebekah Kepple, Robert Webb, Rory Contin, John Malmros, and Debbie Ceil.

Restaurants
We discussed the Borough zoning definitions of Class 1 and Class 2 Restaurant (see Addendum, snapshot of parts of Borough Zoning Regulations). Beer'd Brewing is a Class 1, a Permitted Use and Velvet Vine is Class 2, Allowed Use subject to PZC approval of a Special Use Permit, which it has received). The Velvet Vine's Special Use Permit limits business operations and hours to four days per week, closing at 9pm on Thursdays and Sundays and 10pm on Fridays and Saturdays. Additional expansion of Velvet Vine could only occur upon approval of Borough PZC after a Public Hearing. Due to it's small size and limited hours, the EDC requested that the East of Elm neighborhood advisory committee consider dropping the Remonstrance that has been filed against the Velvet Vine. The East of Elm Advisory group said they would consider that request.
Action: East of Elm Advisory group to advise EDC of their decision.

Events
The neighbors would like to see written guidelines for events that will be held at the Velvet Mill including:

- Security Guard on duty for all events
- Parking attendant when the expected number of cars is greater than 150.
- A cap of 300 people attending an event, to ensure enough parking for attendees.
- Develop a plan B for overflow parking. (If the cap sets the limit correctly, an overflow parking plan should not be necessary.)
- Be guided by the Towns nuisance ordinance, the most relevant section being; "unlawful for any person to create, make, permit or allow unreasonably loud, ...noise if generated to such a volume as to be objectionable when heard within the confines of a residential home .... after 10:00 p.m..."
- The Farmers Market should have parking attendants to direct traffic into the carpark and to ensure that Bayview Avenue is passable.

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CYNTHIA LADWIG
TOWN CLERK

Outside events require a Special Use permit as per the Planned Industrial District zone for the Velvet Mill. A special use permit would require notification of a PZC Public Hearing to the neighbors. Two events have been observed that did receive a special use permit. A wedding with amplified music (also not permitted) and an auction. The recommendation is that any event being held outside can be called into the police as a complaint.
The use of cones on Bayview Ave for large events and the farmers market is highly encouraged.
Action: EDC to obtain a copy of the Event guidelines. See if it is possible to obtain similar event guidelines from similar event facilities.

Parking
The neighbors would like to see better signage in the car park to direct traffic to the Meadow Ave side of the carpark. There was a discussion about which entrance should be the 'main' entrance, Bayview or Meadow. Most traffic appears to enter via Bayview which causes a bottle neck and overflow onto Bayview Ave. The most logical entrance would be Meadow Ave. which has the largest number of constantly empty carparks. This was not resolved because each neighbor would prefer the main entrance to be the one furthest away from their home and we do not think that we can control peoples driving habits just by designating a 'main' entrance'. Additionally the current Tenant Guidelines should be strengthened by requiring that tenants and their employees not park on Bayview (unless unloading).
Action: EDC to discuss signage, traffic flow options with Mill Management with the goal to have the car park filled and people entering the Mill from the carpark side.

Security
The neighbors continued to be concerned about the security of themselves and their homes as a result of the public coming to the Mill. There was an instance of young people driving to the Mill and drinking in the carpark. The recommendation was that if the neighbors see concerning or illegal activity occurring at the Mill, they should call the police. The tenants acknowledged the paucity of the exterior doors but also mentioned that they personally make sure their units are secured at night as well as the exterior doors they use.
Action: EDC will discuss with Mill Management if there are any Security options that could be employed until such time as a property wide security system can be afforded. E.g. periodic patrols of police or security guards. A telephone number that could be called if there is a problem etc..

Other Issues to be discussed with Mill Management and Town of Stonington:
Trash – Remind tenants that trash should only be put out on Bayview Ave on Tuesday mornings. (not before).
Siding on Bayview – Don Maranell is concerned about the siding coming off the Mill opposite his house and causing damage to either his property or himself.
Structural Integrity – Ask if there is any information that provides insight into the structural integrity of the building.
Confirm with the Town of Stonington that car parking is permitted on the paved area of the carpark that has been stripped and is situated on the Town side of the property.

Restaurant: An establishment used principally for the preparation and service of food and beverages to the public for consumption either on or off the premises.

Restaurant, Class I: A restaurant that meets all of the following criteria: (1) gross floor area of 1,500 square feet or less, (2) seating capacity is 20 or less; (3) food and beverages served on the premises are actually or expected to be consumed primarily off the premises.

Restaurant, Class II: A restaurant that meets all of the following criteria: (1) gross floor area of 2,000 square feet or less, (2) seating capacity of 75 or less, and (3) food and beverages served on the premises are actually or expected to be consumed primarily on the premises.

6.3. PLANNED INDUSTRIAL DISTRICT (PI)

6.3.1. Statement of Purpose

The Planning and Zoning Commission of the Borough of Stonington recognizes the historical importance of industrial uses within the Borough and supports the continuation of such uses where it is practical to do so. At the same time, the Commission wishes to prevent the extension of industrial development to other areas of the Borough, due primarily to the traffic congestion that would result from the impact of scattered industrial development on the fragile traffic circulation system and narrow roads within the Borough.

In keeping with the Goals and Objectives of the Plan of Conservation and Development, most specifically those dealing with "Economic Development", the Commission encourages the creative reuse of any industrial properties which have, or may have become vacant or obsolete, while emphasizing the preservation and enhancement of the historic architectural character of existing industrial areas. It is further recognized that any development in industrial areas must be compatible with adjacent uses, and that industrial sites must be made as attractive, quiet and otherwise unobtrusive as their nature allows.

6.3.2 Permitted Uses and Use Categories

6.3.2.1. Permitted Principal Uses

Class I Restaurants

Manufacturing, processing and assembly operations of goods including food items located entirely within a building or buildings, but excluding basic processing and manufacturing of materials or products predominantly from extracted raw materials

Printing and publishing establishments

Research laboratories and related offices

Marine science facilities

Art and craft galleries and studios

Business and professional offices

Warehouse and distribution facilities

Hydroponic and other small scale indoor farming and agricultural production, but excluding the raising of animals of any type.

Public or private events (including but not limited to: fund raisers, weddings, parties, farmer's markets, craft markets and similar functions) provided that such events are contained completely within the building with no exterior use permitted other than parking, temporary signage, or access to the event. There shall be no live or recorded sound or music projected outside of the building.

6.3.2.2. Permitted Accessory Uses

Retail sale of products or goods manufactured, produced or warehoused on the premises, provided that the sale and display of such products or goods shall be located wholly within the same space in which those items have been manufactured, produced or warehoused, and provided that said retail sale is subordinate and incidental to the principal use. If more than one principal use is being conducted on the premises, the term "same space," as used in this section, shall refer only to the portion of the premises occupied by the specific principal use in which the products or goods to be sold were manufactured, produced or warehoused.

6.3.2.3. Special Permit Uses

Class II Restaurants

Yard for building, storing, repairing, selling, renting or servicing boats, which may include offices for the sale of marine equipment or products, and other facilities normally found as a part of a boatyard.

Retail trade uses that are listed in Section 6.2.2.1 (Permitted Principal Uses in Planned Commercial District) and that are not generally permitted pursuant to Section 6.3.2.1.

6.3.2.4. Special Permitted Accessory Uses

Sales of goods from warehouses located on the same lot, subject to the following restrictions and limitations:

A. Such sales must occur entirely within the building in which the principal use is conducted.

B. The sales area of the building shall be clearly identified by the owner on a building plan and shall be a maximum of five thousand (5,000) square feet exclusive of the halls and public access area. The sales area must be within the warehousing area.

C. The parking area proposed for use during the sales event shall be clearly delineated on the site plan.

D. The entity conducting the sales event shall provide, at its own cost, such traffic and safety control measures, including but not limited to traffic patrolmen and traffic signs, as the Commission may find to be necessary to avoid undue traffic congestion and hazards.

E. Sales shall be allowed only in periodic events of short duration. No sales event shall exceed three consecutive calendar days in duration. For example, a sale begun at any time on a Friday must be concluded no later than the following Sunday. No more than four sales events may occur on any lot in any calendar year, regardless of the number of tenants or principal uses on the lot. No sales shall occur on the lot except as provided in this section or in Section 6.3.2.2.

F. No sales event may be commenced unless the commission has received written notice of the event at least fourteen (14) days before the beginning of the event. The mailing of a notice to the Commission shall not be deemed to satisfy this requirement if the Commission does not actually receive the notice. It shall be the applicant's responsibility to assure that the Commission has actually received the notice at least fourteen (14) days before the beginning of the proposed sales event.

6.2.2.1. Permitted Principal Uses

Single, two and multi-family dwellings existing on September 15, 1986
Not more than one dwelling unit, on other than the ground floor of any building
Class I Restaurants
Retail trade of:
- Alcoholic beverages for off-premises consumption
- Art and craft goods
- Books and paper goods
- Clothing, dry goods and accessories
- Drugs and sundries
- Electrical appliances and housewares
- Furniture and antiques
- Gifts and general merchandise
- Groceries and food
- Hardware
- Marine supplies
- Music and musical instruments
- Pharmacy
- Other retail uses of similar nature and impact as determined by the Commission

Professional or business offices, supplies and services
Personal services:
Athletic club
Barber shop or beauty shop
Dry-cleaning without on-premises cleaning
Tailor shop
Appliance and equipment repair
Garage, parking

6.2.2.2. Permitted Accessory Uses

Buildings, structures and uses accessory to permitted principal uses

6.2.2.3. Special Permit Uses

Two and multi-family dwellings, on other than the ground floor of any building, and further subject to Section 6.2.4 of these Regulations
Class II Restaurants
Schools, profit and non-profit

Gmail

Blunt White <bluntwhite@gmail.com>

EDC - outreach - fisheries report ENCON Police visit to dock.

Blunt White <bluntwhite@gmail.com> Fri, Oct 14, 2016 at 1:19 PM
To: Rob Simmons <rsimmons@stonington-ct.gov>
Cc: Kris Bell <kbell@stonington-ct.gov>, Leslie Packer <leslie@stonington-ct.gov>
Bcc: Danielle Chesebrough <Danielle.Chesebrough@unpri.org>, Ward Smith <ward.smith@snet.net>, Kevin Bowdler <kevinjbowdler@gmail.com>

Hello Rob - EDC members Ward Smith, Danielle Chesebrough and I attended the meet and greet at the dock for the introduction of Captain Keith Williams by his manager Colonel Kyle Overturf. Mike Gambardella was joined by Michael Grimshaw (SNEFLA).

Both the Colonel and Captain expressed genuine regret for tone that the quote in the Day conveyed, the Captain said he was misquoted. Gambardella and Grimshaw explained the personal foul that Stonington fisherman suffered, and that the Day's story was reprinted in some of the Commercial Fishing trade papers. EDC spoke to the fleet's importance to the Town and that the current circumstances for its fisherman are extreme financial stress (being unprofitable means lay offs, no money in the checking account and worst case, the personal tragedy of bankruptcy).

EDC requested to the Colonel that in future decisions, an element of discretion would be welcome, and to the Captain a future positive press release about Stonington's fleet would be welcome too.

Attached file is a copy of the business cards for both the Colonel and Captain.

Sincerely,
Stonington EDC
Blunt White

ENCON Police contacts.pdf
414K

Connecticut Department of
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ENVIRONMENTAL
PROTECTION

COLONEL KYLE OVERTURF

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