

Regular Meeting

The 1527th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, October 21, 2014 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Seated for the meeting were Commissioners Ben Tamsky, Bob Mercer, Frances Hoffman, Curtis Lynch, and Alternate Shaun Savoie. Town Planner Keith Brynes and Alternate Gardner Young and were present. Commissioner John Prue was absent.

Minutes: Ms. Hoffman motioned to approve the 9/16/14 meeting minutes. Mr. Mercer seconded. All in favor, 5-0.

Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development: Mr. Brynes stated the subcommittee will be presenting the final draft to the commission within the next few days. He will email Commissioners a copy followed shortly thereafter by a hard copy. Ms. Hoffman complimented the subcommittee's process and response to feedback it had received. She suggested it might be appropriate to ask the relevant State agency to review the plan for any gaps, especially concerning the overall areas the State is looking to be addressed. Ms. Hoffman stated she had contacted people in the State Office of Policy & Management and asked them if they'd be willing to take a look at the plan prior to it going to print. She noted that she had an email contact for providing the draft POCD to the OPM for review.

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: Mr. Brynes stated that he had no update on this subject. Mr. Mercer referenced Mr. Bertche's written comments and his subsequent discussion with Town Building Official Wayne Greene. Mr. Tamsky asked for a legal opinion on any regulation language changes.

Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption: Mr. Brynes stated the town attorney is currently reviewing the entire draft.

Administrative Review:

PZ0612ZC Prospect Northeast Development, LLC – Request release of all currently held funds associated with Stipulation of Approval #12 (4/4/06).

Stipulation #12: At the applicant's suggestion, \$1,000 per unit shall be deposited into an interest bearing account at the initial sale of each individual unit. This fund shall become fully active at the completion of the all of the initial unit sales. This fund shall remain active for a period of five years from the completion of sales, at which time the fund shall be available to the town of Stonington for public improvements in the vicinity of this development (1/4 mile).

Mr. Brynes presented the background for this item and provided copies of an updated letter from Dan Barber. Commissioners had questions regarding the request, but, as no representative was present, the item was tabled.

14-204ZON Stonington Public Schools – Application for placement of six 12' x 20' sheds for maintenance and athletic storage needs. Property located at 176 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 19. Zone RR-80.

Mr. Brynes presented the application and shared an email from John Prue with comments regarding the soccer field's non-compliance with ADA. Ms. Hoffman read the email aloud for the record. Bill King, Business Manager for Stonington Public Schools, stated that Director of Public Works, Barbara McKrell said the funding for the walkway is available but the contractor was not available to do the work until next spring. Some commissioners

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suggested this should be tabled to the next meeting. Ms. Hoffman noted that the ADA issue has been addressed at numerous field committee meetings. Mr. Mercer asked if there was a sense of urgency with the sheds. Mr. Lynch motioned to table the application. Mr. Mercer seconded. Ms. Hoffman stated that, given the sense of urgency, the application only be tabled to the next meeting, whether John Prue is in attendance or not. The motion was approved, 5-0.

14-227ZON Thomas Walter (Josiah Dodge) - Application for change of use from Medical Clinic (chiropractor) to Personal Services (tattoo studio) and signage Property located at 145 Liberty St., Pawcatuck. Assessor's Map 16, Block 12, Lot 1A. Zone LS-5

Mr. Brynes presented the application stating there are no changes to the exterior of the building or the site. The Fire Marshal and the Building Official have no concerns and it conforms to zoning district requirements. Mr. Mercer moved to approve the application. Ms. Hoffman seconded. All in favor, 5-0.

Old Business:

PZ1415SPA & CAM Latimer Point Condominium Association - Site plan application & Coastal Area Management Review for proposed decks, deck additions, house additions, garages, & shed. Properties located at 1 Reid Rd., 16 Center Dr., 2 Center Dr., & 124 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/7, 154/4/30, 154/4/33, & 154/3/3. Zone RM-20. Mr. Brynes recommended tabling this item awaiting the receipt of additional information. Ms. Hoffman moved to table the application. Mr. Mercer seconded the motion. All in favor 5-0.

Additional Agenda Item:

Mr. Brynes requested the following additional item be voted on to the agenda: **PZ1401SD & GPP Standard Oil Co. of South Minster** – Request second 90-day extension to file final mylars.. Mr. Mercer moved to accept the new agenda item. Ms. Hoffman seconded. All in favor 5-0.

Mr. Brynes read the letter from Patrick Lafayette, the applicant's project engineer, requesting the second 90-day extension. Ms. Hoffman moved to grant the second 90-day extension for **PZ1401SD & GPP**. Mr. Lynch seconded. All in favor, 5-0.

The meeting recessed at 7:27pm and reconvened at 7:32pm.

Public Hearing(s): 7:30 p.m.:

Ms. Hoffman read the call for the public hearing.

PZ1414ZC, SPA & CAM Mystic Seaport Museum, Inc. (Kent & Frost, LLC) - Applications for Zone Change (Master Plan), Site Plan Approval, & Coastal Area Management Review for changes to current MHD properties/structures, including construction of a 14,000 SF exhibition building, demolition of three structures, and associated landscaping. Properties located off Greenmanville Ave., Williams St., & Bruggeman Pl., Mystic.

Attorney Ted Ladwig represented the applicant and gave a brief history and summary of the application, noting that favorable reports have been received from several other commissions. Stephen White, President of Mystic Seaport, described the mission of the Seaport. He said the current model addresses the past proposed plan, and the new museum positions the Seaport for the future. The new plan will include integrated exhibition space, new front door to the museum, and a space that's all-weather for year round use. Brian Kent, Landscape Architect, provided an overview of the master plan and compared plans from 2010, 2012, & 2014. He noted that there will be a reduction in signage on Greenmanville Ave., discussed lighting and landscape plans, and

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submitted additional application information. Jim Rossman, P.E., shared the site plan with proposed improvements that included drainage plans, water quality, and erosion & sediment control, submitting a revised drainage plan report. Kermit Hua, Traffic Engineer, P.E., talked about the traffic study performed during late July thru early August. The study focused on traffic generated from the new building, revealing no significant delays and a "satisfactory" grade, noting that they will be able to maintain limited delays and favorable service. There is sufficient parking on site to address the Seaport's needs. Chad Floyd, Architect, described the proposed *Gallery Quad Project*, including the significantly smaller new building, the 1/3 acre of public green space, removal of 10,000sf of impervious materials from the site, and demolition of 30,000sf of existing structures. The objectives of the 2014 plan are: strengthen winter season vitality, appeal to the public, position the Seaport for the future, attract international exhibitions, evoke Mystic Seaport Tradition, and celebrate wooden shipbuilding craft. Mr. Floyd reviewed the guidelines for adding to historic properties, and shared slides on some historic properties and their new visitor centers. He explained how the new building will look among the existing buildings and the drive by views.

Ms. Hoffman asked questions about the impact on water quality of the river. She asked why walkways aren't permeable and why not organic management of the lawn space? There was discussion on other options for both of these issues, the requirements and increased expense associated with those options.

Mr. Brynes noted to the commission there are really three approvals in one: master plan, site plan, and CAM review. He shared comments received from the DEEP. Other reviewers responded with comments, most with no issues. Commission actions required are decisions on the waiver requests, master plan amendment, site plan, and CAM review. Recommended stipulations of approval are in the staff report. It is recommended that the public hearing be continued in order to allow the applicant to respond to any comments.

Speaking in Favor: Rod Desmarais, (Downtown Mystic Merchants Group), Sara Salancy, Bill Salancy, Dayne Rugh, Susan Funk, Andy Wood (Mystic Aquarium), Jim Giblin, Bill Turner, Chris Freeman, Elke Bellet, Stan Mickus (Cross Sound Ferry), Jenny Docek, Adam Wronowski (Block Island. Ferry), Betsy Beach, and Katherine Mead all stated they were in favor of this project, its design, and its positive impact on the economic community.

Speaking in Opposition: None

General Comments: Katherine Deichmann supports the project but is concerned about the proposed drop off location. James Tennant is in favor of project but is concerned over possible disruption in neighborhood. Jim Stanton is concerned about the feasibility and location of the proposed drop off.

Attorney Ladwig requested to continue the public hearing to another meeting.

Ms. Hoffman motioned to continue the public hearing to the 12/2/14 meeting. Mr. Mercer seconded the motion. All in favor, 5-0.

Ms. Hoffman moved to adjourn the meeting. Mr. Mercer seconded. The meeting adjourned at 10:06pm.


Frances Hoffman, Secretary