Regular Meeting

The 1529th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, November 18, 2014 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:01pm. Present for the meeting were Commissioners Ben Tamsky, Bob Mercer, Frances Hoffman, and Curtis Lynch; Alternates Gardner Young and Shaun Savoie; and Town Planner Keith Brynes. Commissioner John Prue arrived at 7:55pm.

Seated for the meeting were Ben Tamsky, Bob Mercer, Frances Hoffman, Curtis Lynch, and Gardner Young. Commissioner John Prue arrived and was seated by Chairman Tamsky at 7:56pm.

Minutes:
Ms. Hoffman motioned to approve the 11/5/14 meeting minutes. Mr. Lynch seconded. All in favor, 5-0.

Commission Initiatives:
Discussion of 2014 Plan of Conservation and Development: Commissioners discussed the scheduling of the two special meetings to review and discuss the POCD Subcommittee's final draft. Potential dates agreed upon are January 13th and January 20th. Staff will check on location availability for the 13th and try to keep the agenda for the 20th clear.

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. Tamsky requested postponing the decision to remove this item from the agenda until Commissioner Prue is present.

Review draft changes to the Subdivision Regulations, including discussion of Technical Standards Document Adoption. Mr. Brynes stated that he has a complete draft of the Subdivision Regulations that has been reviewed by the Town Attorney. Mr. Tamsky requested hard copies of the draft regulations for Commission review. Mr. Brynes said he would provide hardcopies at the next meeting.

The meeting was recessed at 7:12pm and reconvened at 7:30pm

Public Hearing(s): 7:30 p.m.:
Ms. Hoffman read the call for the public hearing.
PZ1412SUP & CAM Summit Street Development, LLC. - Special Use Permit & Coastal Area Management Review applications to modify approved Special Use Permit and Coastal Area Management Applications **PZ1220SUP & CAM**. Modifications include expansion of gross floor area to 10,550SF, changes to proposed building uses (medical and professional offices), additional parking spaces and associated changes to building and site layout. PZ1220SUP & CAM was approved by CT Superior Court on 1/24/14. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.

Mr. Brynes explained that the public hearing will need to be continued as the Wetlands Commission will not be making a decision before their December 4th meeting. As such, rebuttal will take place at the continued public hearing.

Attorney Ted Harris, representing the applicant, reviewed the application, noting that the previous proposal was denied, and upon appeal of the decision by the applicant, overturned by the court. Mr. Harris explained that the tenant for the original building was no longer available, necessitating redesign of the building to accommodate different tenants and uses. He submitted two additional plans that address minor issues previously noted in the

Town Engineer's review. In comparing it to the previous proposal, he described how the new building has a reduced footprint, the location and orientation on the site has been changed, and the redesign gives it a more residential look, noting that the Architectural Design Review Board reviewed the proposal positively. He submitted a copy of the ADRB 6/18/14 meeting minutes as an exhibit. He discussed the CAM review, stating that there are no water dependent uses on the site, the stormwater design will not result in any more runoff than occurs in its natural state, and there are no endangered species on the parcel or on the National Diversity Database. Mr. Harris explained that they are no longer requesting waivers of the 3-D rendering and traffic studies as both have submitted.

Pat Lafayette of Development Solutions, the project engineer, reviewed the site plan, noting changes in the building location, orientation, and parking layout, further explaining the stormwater drainage system is designed to accommodate a 25-year storm event with emergency overflows being pretreated prior to discharge to the Town system. Mr. Lynch questioned whether drainage from any potential development of the Color lab site would have any effect on this site. Ms. Hoffman asked how rapidly water will flow through the system (in respect to what level that the system would overflow), and if there is a maintenance program for the system. Mr. Lafayette explained that the system is designed to accommodate a 25-year storm lasting 24 hours.

Commissioner John Prue arrived at the meeting and was seated by Chairman Tamsky.

Robert Deledda, Landscape Architect, explained the considerations used in choosing plantings: using native materials and plants, hardiness, existing surroundings, and environmental, referencing the landscaping plan to show the locations. He explained the variety of plantings to be used and how dense foliage will provide separation from the parking areas. Commissioners had questions regarding landscaping views from different angles, grade along the road, and sightlines along the egress area, also noting more evergreen plantings would be desirable. Mr. Lafayette noted that the sightline would be below the branches at the stop bar. Mr. Deledda responded to Mr. Young's question as to where the hedging would be located.

Derek Hug, P.E., Professional Traffic Operations Engineer, reviewed the traffic studies performed including the site distance analysis, trip generation, capacity and queue analysis, and accident analysis. He explained the dates/times, methods, and calculations used to generate the traffic data, noting that by relocating the driveway by 40 feet, the CONNDOT sightline requirement was improved. His overall conclusion is that the proposed development will not have a significant impact to traffic operations.

Attorney Harris explained that Architect John Walsh was unable to attend the meeting and would give a full presentation at the continued public hearing on December 16th. Mr. Tamsky asked if there will be comparison drawings of the previous approval to the proposed, noting that he wished to see computer-generated 3D models. Ms. Hoffman stated she wants to see a "surrounding area view" showing how it fits in with the neighborhood. Mr. Mercer suggested superimposing the renderings within photos of the area to show full location views.

Ms. Hoffman was concerned that the lack of a full presentation at this meeting would be disruptive to the efficacy of the process. Commissioners discussed allowing those who wished to speak on the material presented this evening to do so but cautioned that they would only be able to speak to new information presented at the continuation. Mr. Savoie felt it would be too difficult to police who spoke to what, and Mr. Tamsky agreed. Mr. Lynch asked whether Staff anticipated lengthy discussions regarding bulk requirements or other issues. Mr. Brynes indicated he did not, noting that some engineering concerns may be addressed by that time, and should the Wetlands application not be approved, this application would "time out." Commissioners decided to delay

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Public Comment until the continued public hearing in order to avoid confusion over whether only new information was being discussed.

Ms. Hoffman motioned to continue the public hearing to 12/16/14. Mr. Prue seconded. All in favor, 5-0.

Mr. Prue motioned to adjourn the meeting. Ms. Hoffman seconded. The meeting adjourned at 8:50pm.

Frances Hoffman, Secretary