Regular Meeting

The 1538th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday March 17, 2015 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Present for the meeting were Commissioners Frances Hoffman, Curtis Lynch, and Bob Mercer; Alternates Gardner Young and David Rathbun, and Town Planner Keith Brynes. Commissioner John Prue and Alternate Shaun Savoie were absent.

Seated for the meeting were Ben Tamsky, Curtis Lynch, Frances Hoffman, Bob Mercer, and Gardner Young.

Minutes:
Ms. Hoffman motioned to approve the minutes of February 17, 2015, seconded by Mr. Young. Motion approved 3-0-2.
Roll Call: Lynch - approve, Hoffman - approve, Young - approve, Tamsky – abstain, Mercer – abstain

Commission Initiatives:
Discussion of 2015 Plan of Conservation and Development – The POCD subcommittee, at its final meeting the previous evening, discussed the Economic Development Commission's (EDC) comments on the plan that were submitted to the Board of Selectmen prior to their public hearing. The Subcommittee agreed upon a number of changes they would present in a letter to the BOS. Mr. Brynes discussed the areas within the *Village Districts* section that EDC recommends removing, clarifying the inferences of the term, *village district*. The commission requested the Board of Selectmen publish their findings after the public hearing scheduled for 5:30pm on March 25, 2015. Mr. Brynes and Chairman Tamsky will draft a written request to the BOS requesting they post their recommendations so the public has a chance to review them prior to the PZC public hearing.

Reports:
Administrative Review:
CGS 8-24 Review – K-12 Building Committee's proposals to renovate and expand Deans Mill and West Vine Street schools. Rob Marseglia spoke on behalf of the Building Committee, noting that they had discussed many options for the much-needed upgrade of the schools, explaining the structures' systems conditions and requirements. The final plan decided on was to upgrade and expand both schools, with the Board of Selectmen, Board of Finance, and Board of Education in agreement. Building additions will be on the existing school sites and when there are formal plans for construction, the Committee will present them to the Commission. Upon approval from the State, which may take a year to eighteen months, a formal application will be submitted to the PZC.

Mr. Mercer moved to accept the proposal presented, seconded by Ms. Hoffman. All in favor 5-0, motion approved.

Old Business:
PZ1502CAM Patrick & Sheila Herlihy (Peter Springsteel) – Coastal Area Management Review for demolition & removal of an existing one-story single family residence and construction of a new two-story SFR. Property located at 365 River Rd., Pawcatuck. Assessor's Map 8 Block 3 Lot 3. Zone RR-80.

Peter Springsteel, Project Architect representing the owners, presented the application, stating that the proposed project did receive a positive DEEP CAM review and will be outside of the flood hazard zone. He explained that storm water will be collected in a 5,000 gallon cistern and a rain garden for run off that can handle 4,200 gallons, the driveway will be crushed stone and pervious pavers, with the only impervious surface being the driveway apron at the street. Mr. Brynes explained that there is both a cottage and garage on site that will remain, as the use of the cottage as an additional dwelling unit is preexisting. He noted that the proposal meets bulk requirements and all the Town Engineer's previous comments have been addressed.

Ms. Hoffman motioned to approve the application, seconded by Mr. Lynch. All in favor 5-0, motion approved.

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CYNTHIA A. DAWID
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DRAFT

Regular Meeting

PZ1504SPA Mechanic Street Associates (David Snediker) – Site Plan Application for construction a 3,480 SF structure to accommodate the expansion of existing Assembly use, and associated parking, drive, utilities, and landscaping site improvements. Property located at 22 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 2. Zone DB-5.

Mr. Lynch motioned to table the application, seconded by Mr. Young. All in favor 5-0, motion approved.

Public Hearing
Commissioner Hoffman read the call for public hearing at 7:36pm
PZ1501ZC Town of Stonington PZC - Zoning Map Amendment to reverse a Zoning Map error on 4 properties on the west side of Jackson Ave., Mystic. Properties include 14, 20, 22, and 24 Jackson Ave. Assessors Map 182, Block 1, Lots 1-4. Current zoning districts of lots are LS-5 & RC-120. Propose lots be corrected to zoning districts RH-10 & RC-120.

Mr. Brynes explained when the town zoning map was digitized, these four properties were put into the commercial LS-5 instead of the original residential RH-10, as the original hand drawn map was a bit unclear and did not transfer correctly. Mr. Brynes noted the benefits of the correction and responded to Mr. Lynch's concerns regarding any effect on the wetlands, explaining that the restrictions of the RC-120 zone protects the natural resources. Mr. Brynes read the comments received from the DEEP and noted other reviewers either were in favor or had no comment.

Public comment in favor:
James Gibbs, 14 Jackson Avenue, spoke in support of the application. Mr. Gibbs stated that he has two lots the front lot is 95 percent RH-10 and the rear is 95 percent RC-120 but due to the common ownership the front lot must undergo the RC-120 restrictions.
Mr. Brynes read written comments in support of the application from affected property owner, Joan C. Durant.

Public comment against: None.

General Public Comment:
Carlene Donnarummo recommended removing split-zoned lots. She would also like to see notification to homeowners.

The meeting recessed at 8:12 pm and reconvened at 8:14pm

Mr. Brynes stated that notices of the public hearing were sent to the property owners and that the zone change was not advertised for lots to be completely rezoned as an RH-10 district.

Mr. Lynch motioned to close the public hearing, seconded by Mr. Young. All in favor 5-0, motion approved.

Mr. Tamsky addressed zoning of lots under a single zoning district rather than a split zone, noting that, in this case, doing so would not provide protection to the natural resource. Mr. Mercer and Ms. Hoffman were in agreement.

Mr. Mercer moved to approve the application and find that it conforms to the POCD, seconded by Mr. Lynch. All in favor 5-0, motion approved.

Mr. Mercer made a motion to adjourn, seconded by Mr. Young. All in favor 5-0. Meeting adjourned at 8:34pm.

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