

Regular Meeting

The 1563<sup>rd</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, March 15, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order at 7:00pm by Acting Chairman David Rathbun. Also present for the meeting were Commissioners Curtis Lynch and Gardner Young, Alternate Lynn Conway, Town Planner Keith Brynes and Director of Planning Jason Vincent. Commissioners John Prue and Frances Hoffman, and Alternates Harry Boardsen and Shaun Mastroianni were absent.

Seated for the meeting were David Rathbun, Curtis Lynch, Gardner Young, and Lynn Conway.

**Administrative Review:**

**16-038 S.P. Jones Family, LLC (Elizabeth Alina)** – Zoning permit application for change of use from retail to retail restaurant and associated sign. Property located at 15 Holmes St., Mystic. Assessor's Map 174 Block 1 Lot 7 Zone DB-5.

Mr. Brynes explained that as a small food establishment of eight seats or less, the proposal meets the Zoning Regulations requirements for a retail restaurant. It was noted that prior to the issuance of a building permit, any ADA issues will need to be addressed.

Mr. Lynch moved to approve the application, seconded by Ms. Conway, all in favor 4-0, motion approved.

**North Main Street line striping** - The Board of Selectmen has received a request to add white painted line striping to the edges (edgelines) of pavement along the entirety of North Main St., a designated Scenic Road.

The Board of Selectmen forwarded the request to the PZC after an inquiry from residents with safety concerns. Mr. Vincent discussed a Federal Highway Administration study showing lane striping and pavement marking as an effective accident reduction technique. The commission discussed the benefits and potential issues of adding the striping, and concerns for both the safety of cyclists and promoting a more cycling-friendly environment.

Mr. Young moved to approve the request considering, "good cause is presented as to provide sufficient safety to motorists traveling along this road in the evening hours without necessitating the addition of overhead street lights, or other more costly or visually-intensive measures," seconded by Mr. Lynch, all in favor 4-0, motion approved.

**Correspondence:**

Letter from the Economic Development Commission regarding planning for reuse of the Monsanto property on Maritime Drive

Mr. Lynch discussed researching high value uses in order to encourage development in the M-1 zone.

Blunt White stated that the property is now on the market and is concerned that a developer may come in with a proposed use outside of what is currently allowed, resulting in difficulty obtaining permits. Mr. White recommended an expedient rewrite of the M-1 zone.

Potential uses for discussion include Research & Development; Data Centers; Agriculture, and Aquaculture.

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**Old Business:**

**16-024ZON & GPP ARC TSPTKC001, LLC (Amerigas)** - Zoning and Groundwater Protection Permit applications to permit a propane dispensing station at Tractor Supply. Property located at 331 Liberty St., Pawcatuck. Assessor's Map 17 Block 3 Lot 3 Zone HI-60.

Westerly Water Company did not have issue with the proposal. The Pawcatuck Fire Marshal has requested that they have final approval on the placement of the tank.

Mr. Lynch moved to table the application, seconded by Mr. Young, all in favor 4-0, motion approved.

**PZ1520RA Town of Stonington PZC (SD Regs)** - Regulation Amendment for the rewrite of the Town's Subdivision Regulations to provide clarification, conformance to State Statutes, and consistency with the Town's Technical Standards. *Public Hearing closed 3/1/16.*

Mr. Lynch moved to table the application, seconded by Mr. Young, all in favor 4-0, motion approved. Discussion tabled to the April 5, 2016 meeting.

**Public Hearing(s):**

**PZ1602SUP Mall Inc. (Regan Enterprises)** - Special Use Permit application to permit a 58-seat (34 indoor/24 outdoor) restaurant (Bleu Squid) in existing building. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1/1. Zone TC-80.

Applicant Chris Regan explained that the former laundromat will be converted to a small restaurant that will operate from about 6:30am to 4:00pm.

There was no Public Comment on the application.

The WPCA and Town Sanitarian will address their concerns prior to issuing their permits. Mr. Vincent stated he does not see this as a large change of use with no impact to the neighborhood.

Mr. Young moved to close the public hearing, seconded by Mr. Lynch, all in favor 4-0, motion approved.

Mr. Lynch moved to approve the waivers requested, seconded by Mr. Young, all in favor 4-0, motion approved.

Mr. Lynch moved to approve the application with the 1 stipulation recommended by staff. Motion seconded by Mr. Young, all in favor 4-0, motion approved.

**Stipulation:**

1. Any new signage must comply with Section 7.12 of the Zoning Regulations.

Mr. Young moved to adjourn, seconded by Mr. Lynch, all in favor 4-0, the meeting adjourned at 7:53pm.