

## Special Meeting

The 1562<sup>nd</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday March 1, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman John Prue at 7:00pm. Also present for the meeting were Commissioners Curtis Lynch, Frances Hoffman, and David Rathbun; Alternates Lynn Conway, Shaun Mastroianni, and Harry Boardsen; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner Gardner Young was absent.

Seated for the meeting were John Prue, David Rathbun, Curtis Lynch, Frances Hoffman, and Shaun Mastroianni.

### Minutes

Ms. Hoffman moved to approve the minutes of the February 16, 2016 meeting, seconded by Mr. Lynch, Ms. Hoffman recommended amendments to the minutes. Motion approved, 4-0-1.

Roll call: Rathbun – approve, Hoffman – approve, Lynch – approve, Mastroianni – approve, Prue – abstain

Mr. Lynch recused himself and Mr. Boardsen was seated.

### Administrative Review

1. Stonington Historical Society request to hold their annual dinner dance at Stone Acres Farm at 381 North Main Street, Stonington, on June 25, 2016.

Mr. Vincent summarized 3 options for regulating this type of request:

1. take no action
2. create a zoning enforcement policy
3. create a formal process for events to come before the commission.

Mr. Rathbun stated that he believes the commission should not take action at this time and that the police commission can sufficiently regulate. Mr. Mastroianni and Mr. Boardsen were in agreement. The commission decided that if issues arise with this kind event in the future, they will reevaluate the need for regulation.

Mr. Rathbun moved to take no action on the request, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

### Correspondence

EDC Chairman, Blunt White, presented a letter that was submitted to the commission in late January. Mr. White read the letter aloud regarding recommendations for the Monsanto property. Mr. White recommended a subcommittee to meet with potential developers. The item will be on the agenda at the next meeting.

### Public Hearing - 7:35pm

Seated for the public hearing were John Prue, David Rathbun, Frances Hoffman, Curtis Lynch, and Shaun Mastroianni.

**PZ1526SUP & CAM Ocean Community YMCA – Special Use Permit and Coastal Area Management**  
Applications for construction of a 12,500± sq. ft. addition to structure and the creation of additional

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parking to the rear of the building. Properties located at 1 Harry Austin Drive & Harry Austin Drive, Mystic. Assessor's Map 160 Block 6 Lots 11 & 14. Zone RC-120. *Public hearing continued from 2/16/16.*

Attorney Ted Ladwig introduced Project Surveyor, Peter Gardner. Mr. Gardner explained the storm water management plan, addressing the concerns of the rain water flow from Harry Austin Drive. Ms. Hoffman questioned whether the rain garden was sufficient for the runoff. Mr. Gardner stated the rain garden design has been updated to accommodate the existing and proposed impervious surfaces. Mr. Gardner noted that 2 parking spots will be dedicated for public access to Williams Beach. Douglas Annino, Project Architect, presented a rendering of the building and parking area as would be seen by a swimmer in the river. Attorney Ladwig stated that nearby channels where boaters would be are 700-800 feet out from shore, making the impact of the building much less significant.

Mr. Mastroianni questioned the hours of the outdoor lighting. The YMCA sign will be lit until 10:15pm at the latest, but for safety concerns, the parking lot lighting remains on all night. The YMCA sign will be also be externally lit. The existing parking lot lights will be replaced with ten full cutoff lights in order to reduce light pollution.

### Public Comment in Favor:

Jim Roy, Groton resident and Stonington taxpayer, spoke in favor of the expansion and renovation, noting the value of the YMCA and its impact on the community.

Mary Collins, Stonington resident, spoke in favor of the application and its contribution to the community.

Jeff Anderson, Mystic resident and member of the YMCA, spoke in favor of the upgrade and the Y's contributions to local charities.

Ed Planeta, Mystic resident, owner of Acme Wire, and past campaign chair for the YCares drive, spoke in support of the project. Mr. Planeta spoke about the YMCA's scholarships for those members unable to afford the cost of membership.

John Holstein, Stonington resident and board member of the YMCA, spoke about the growth of membership and that the project is needed in order to serve the membership.

Judy Monroe, Mystic resident, spoke about the value of the YMCA in the community and the benefit of updating the facility and making it more efficient.

Tom Sanford, Stonington resident and Stonington Borough Tax Collector, spoke about the rowing program and his view of the YMCA and the benefit of being able to clearly view the building from the water in the future for safety.

Denis O'Brien, a Mystic business owner, spoke in support of the application and the need for the renovation.

Mystic resident, Kim McGee, spoke about the responsiveness of the applicant to commission comments and asked the board to vote in favor of the application.

Cristian McGugan, Mystic resident and member of the YMCA board, spoke in favor of the application.

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### No General Comment or Public Comment Against

~~Mr. Rathbun moved to close the public hearing, seconded by Ms. Hoffman, all in favor 5-0, motion approved.~~

Mr. Brynes reviewed the stipulations recommended by staff. Mr. Vincent stated that DEEP comments regarding public access have been addressed by the applicant. Staff has drafted a resolution and recommended stipulations for approval. Ms. Hoffman raised concern over the plaque on the property regarding public access to Williams Beach. Mr. Vincent explained that this is a private agreement, not enforceable by the town.

Mr. Rathbun moved to grant the special use permit waivers requested, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Mr. Rathbun moved to adopt the draft resolution prepared in the staff report with the six stipulations recommended by staff, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

#### Stipulations:

1. Final plans shall be recorded prior to the issuance of a Zoning Permit.
2. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits per the requirements of Section 8.6.3 of the Zoning Regulations. The bond amount shall be established by the Town Engineer after an estimate of the costs of installing and maintaining appropriate erosion and sedimentation control measures is provided by the applicant and approved by the Town Engineer.
3. Final plans shall be reviewed to the satisfaction of the Town Engineer.
4. The Commission recognizes the Institute of Traffic Engineers' "Recreational Community Center" minimum parking standard of 3 spaces / 1,000 square feet for this project (Land Use #495, pg. 119).
5. Final landscaping plans must include stamp from CT licensed Landscape Architect.
6. Site lighting shall be full cut-off emitting no light above the horizontal plane of the luminaire.

The meeting recessed at 8:33pm and reconvened at 8:40pm.

#### **Discussion of the draft scope of services for the update of the Town's zoning framework.**

Mr. Vincent spoke about the scope and process of updating the town zoning regulations. Mr. Vincent presented a process and schedule to conduct a comprehensive rewrite of the zoning regulations, with the first stage being a reorganization of the current regulations. Mr. Vincent recommended a public workshop to garner comments regarding the process and spoke about his role in the Planning Department.

**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 continued from 2/2/16.*

Mr. Boardsen was seated for Mr. Rathbun.

Carlene Donnarummo presented comments on the draft regulations. Ms. Donnarummo recommended adding a quote from the 8-26 state statute that requires a three-quarter vote of the commission. Ms.

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Donnarummo recommended stronger language against the clear cutting of a property and questioned where it would occur that underground wires would not need to be required. She requested that staff research protection of cemeteries, discussed shadow plans, and recommended grammatical changes.

Ms. Donnarummo discussed public access to open space, raising concern that there is no open space requirement for affordable housing projects. Ms. Donnarummo discussed concern with private streets, recommending their removal from the SD regulations. Ms. Donnarummo presented a written copy of her testimony.

Rick Newton, raised concern with the language of 8.4.1 regarding the types of groups that can own open space reserves. Ms. Hoffman recommended wording for a model deed. The commission discussed open space and the future of open space parcels.

Mr. Lynch moved to close the public hearing, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Ms. Hoffman moved to adjourn the meeting, seconded by Mr. Lynch, all in favor 5-0, the meeting adjourned at 10:18pm.