

Regular Meeting

The 1553rd meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 20, 2015, 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 Frances Hoffman, Curtis Lynch, Gardner Young, and David Rathbun; Alternate Harry Boardsen, and Town Planner Keith A. Brynes.

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

Minutes:

Ms. Hoffman moved to approve the minutes of the October 6, 2015 meeting, seconded by Mr. Young, Ms. Hoffman asked for amendments to clarify the egresses and remediation in the first application, a clarification on the maps in the second application, a clarification on parking and drive thru in the third application, and identifying the speaker in the last application. All in favor 3-0-2, motion approved.

Roll Call: Young – approve, Hoffman – approve, Prue – approve, Rathbun – abstain, Lynch – abstain.

Administrative Review:

15-141ZON Mangrove Properties, LLC - Zoning permit application to permit outdoor display and storage of retail items. Property located at 28 East Main St., Mystic. Assessors Map 182 Block 5 Lot 1. Zone LS-5.

Mr. Brynes gave an overview of the application and explained the updated parking configuration. The applicant has provided an updated site plan with outdoor displays and modified parking. This came before the commission in June after a complaint was filed by a neighbor. Staff recommended the applicant come before the commission with a site plan modification under administrative review. The amount of parking spaces has remained the same.

Paul Geraghty, attorney for the applicant, explained the site plan and outdoor displays that consist of landscaping items and lawn ornaments. Mr. Lynch questioned the boundary lines of the property. Mr. Geraghty explained there was an easement to the neighboring property shown on the map after a survey done two years ago. Mr. Prue explained that the regulations do not currently cover outdoor sales and that "uses not mentioned" are generally not allowed. Mr. Prue questioned whether the addition of outdoor sales would increase the parking need. Mr. Geraghty explained that the outdoor sales do not affect the parking spaces as the applicant is using a limited area for the sales next to the building and on the landscaped area. Mr. Geraghty explained that the applicant cannot hinder access to the property and parking areas. Mr. Boardsen stated this that this is a good example of what should be permitted due to its containment and limited amount. Mr. Lynch requested a stipulation that the display does not interfere with traffic.

Ms. Hoffman moved to approve the application with one stipulation, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulation:

1. Outdoor displays shall not be located in parking spaces or interfere with traffic.

15-207ZON 372 Liberty Street, LLC - Zoning permit application to permit 10' x 20' walk-in cooler. Property located at 372 Liberty St., Pawcatuck. Assessors Map 17, Block 1, Lot 21. Zone CS-5.

Mr. Brynes explained the request to add a new walk-in cooler strictly for the use of the package store employees, not for access by customers. Mr. Brynes asked the commission whether this would be considered an expansion of use requiring a Special Use Permit. Mr. Brynes stated that in his opinion this is storage for the staff use and is not expanding the use of the facility. Mr. Lynch questioned the definition of storage and accessory. Mr. Rathbun questioned whether the access will be inside or outside. Mr. Brynes explained that the access will be from the interior. Mr. Brynes read the regulations regarding expansion of Special Permit

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uses. As shown in the drawings by the applicant the cooler would expand cold storage behind existing coolers.

Mr. Lynch moved to approve the application, seconded by Mr. Young, Mr. Lynch stated the commission did not find this an expansion of use, all in favor 5-0, motion approved.

Commission:

Discussion of the Town's Standard Zoning Enforcement Procedures Document

Mr. Prue stated that the commission would like reports from the Zoning Enforcement Officer and Town Planner regarding the use of the document on a daily basis for suggestions of changes.

Commission Initiatives:

Discussion of process for updating mapping in adopted 2015 Plan of Conservation and Development.

Mr. Lynch stated the Implementation Committee has been formed and has met and will meet again in the beginning of December. Ms. Hoffman stated that she can provide recommendations regarding mapping for the committee. Mr. Prue stated that updating data or maps should be fast tracked compared to other changes to the plan. Mr. Lynch recommended creating different categories with different procedures for small updates and larger updates.

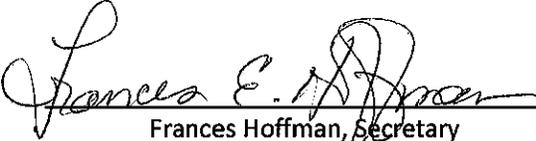
Discussion of 2015 Plan of Conservation and Development Implementation Schedule.

Mr. Prue noted outside influences on the Commission's implementation of the POCD. Mr. Lynch explained that he is the resident liaison for the Economic Development Commission and will be recommending that they go through the proper channels of implementation. Mr. Brynes presented the implementation schedule of tasks for the Planning and Zoning Commission. Priority must be decided by the Commission. Mr. Lynch recommended clustering the tasks that will be partnered on to garner input of the partners. Mr. Prue stated a rewrite of the zoning regulations may cover some of these. Mr. Brynes stated the Department of Planning has additional related tasks. Commission members will review the tasks and individually rank their priorities before the next meeting so that the Commission as a whole can prioritize them prior to December.

Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1.

Ms. Hoffman presented suggested text for the requirements. Mr. Prue questioned whether there are additional text amendments needed that could accompany these changes. Mr. Lynch suggested adding a "purpose" section that stresses harmony. Mr. Brynes stated that he will review POCD tasks. Mr. Brynes recommended having the Architectural Design Review Board review the proposal prior to submission.

Mr. Young moved to adjourn, seconded by Mr. Rathbun, all in favor 5-0, the meeting adjourned at 8:29pm.


Frances Hoffman, Secretary