

Special Meeting

The 1552nd meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 6, 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 and Gardner Young; Alternate Harry Boardsen, and Town Planner Keith Brynes.

Seated for the meeting were John Prue, Frances Hoffman, Gardner Young, and Harry Boardsen.

Minutes:

Ms. Hoffman moved to approve with grammatical corrections, the minutes of the September 15, 2015 meeting, seconded by Mr. Young. Motion approved, 3-0-1

Roll Call: Hoffman- approve, Prue – approve, Young – approve, Boardsen – abstain

Administrative Review:

Review of proposed revisions to PZ0902SPM & CAM Threadmill Acquisition, LLC (Poko) – Site Plan Modification & Coastal Area Management Review to previously approved application for conversion of historic Threadmill property into 58 residential dwelling units and retail spaces, including modifications to parking and emergency access. Property located at 12 River Rd., Pawcatuck. Assessors Map 5 Block 5 Lot 3. Zone IHRD-1.

Clint Brown, project engineer, presented the proposed changes. Since the previous approval, one of the buildings has been deemed to be in the flood zone, therefore, causing the applicant to raise the elevation of the building, entry, and parking. One handicap parking space needed to be moved due to the changes to the other side of the building. They will still be compliant with one handicap spot at this entrance. As a condition of grant funding, emergency egress for residents is required for the 500 year storm. The landscape plan has also been updated to reflect the exterior changes. Mr. Prue questioned whether they believe further changes will be uncovered. Mr. Brown replied that they have done the majority of the ground work and do not anticipate further changes. Ms. Hoffman questioned whether the applicant had found further contamination since working on the site. Ken Olson of POKO replied that they did find additional oil tanks but have removed them and remediated any contamination in coordination with DEEP. One monitoring well has been installed near the front of the property where all the contaminated soil was not able to be removed. Mr. Brynes stated that all comments have been addressed.

Mr. Young moved to approve the application for proposed revisions, seconded by Ms. Hoffman with an added stipulation. All in favor, motion approved 4-0.

Stipulation:

1. Applicant to provide to the town Notice of DEEP approval concerning the stormwater outfall.

Review of proposed revisions to PZ1203SUP & GPP TFB3, LLC – Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, and associated improvements. Revisions include modifications to community building, emergency access, sanitary sewer, storm drainage, utilities, & site work. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80.

Ed Wenke, project engineer, spoke regarding the changes to the approval. One of the proposed changes is to combine the garage building with the community center and caretaker unit building. The retaining wall on the backside of the building has been changed from two walls to one that runs across the entire

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length of the building and serves as the foundation as well as a retaining wall. The sewer system has also been redesigned to allow for easier access to the sewage line under Route 1. WPCA and Westerly Water have stated they prefer this plan for sewage. Mr. Wenke proposed a mass concrete block retaining wall to allow for less disturbance to the neighboring property and will provide a solid retaining wall. This side of the property faces an undeveloped property that will remain woods. Emergency access has been reviewed by fire marshal and he has requested removal of one access point. The Stormceptor unit is proposed to be changed to a similar unit as requested by the contractor that will have similar quality to the initial unit. Eversource has also requested connecting the electric system with the second phase Spruce Ridge. Two maps have been added for the Department of Transportation showing construction sequencing in the Rt. 1 right-of-way. Ms. Hoffman questioned the visual aspect of the retaining wall facing the neighbor and the community center. Mr. Prue questioned whether the mass concrete block wall will last long term. Mr. Wenke replied that due to the size of the wall this is great long term solution. The commission was concerned with the look of the concrete block facing the neighbor. Mr. Boardsen proposed adding stones to the side facing the neighbor. Mr. Brynes recommended a stipulation to add the elimination of the emergency access point. The applicant agreed to come back at a later time to decide on the make-up of the retention wall facing the neighbor.

Ms. Hoffman moved to approve the application for proposed changes, with the addition of the elimination of the emergency access off of Route 1, and removing provision number 8 for the type of retention wall, seconded by Mr. Young, all in favor 4-0, motion approved.

15-197ZON Quantum of Mystic, LLC – Zoning permit application for alterations and change of use from restaurant to financial institution (Charter Oak Credit Union). Property located at 4 Hendel Dr., Mystic. Assessors Map 164 Block 1 Lot 8A. Zone GC-60.

Rick Stall, project engineer spoke on behalf of the applicant Charter Oak Federal Credit Union. The proposed use reduces required parking to 18 and the plan includes 27 spaces. The drive through will be used for drive up teller services with a pneumatic tube, no window. A drive-up 24 Hour ATM will be on the backside of the building. Canopies are proposed for the exterior. One directional sign is proposed for the Drive Up ATM and Drive Up Teller. Ms. Hoffman questioned lighting for the 24 Hour ATM, the applicant responded there will be wall packs to allow plenty of light. Mr. Brynes stated that staff has no issues but stated restaurant drive-thrus are no longer permitted in the GC-60 zone so a restaurant with a drive thru could no longer be allowed under that category.

Ms. Hoffman moved to approve the change of use application, seconded by Mr. Young, all in favor 4-0, motion approved.

15-201ZON RoxRiv Realty – Zoning permit application for alterations to structure for creation of a new entry to UP Fitness facility. Property located at 12 Coogan Blvd., Suites 101 & 102, Mystic. Assessors Map 164 Block 4 Lot 1. Zone TC-80.

Gary Birkhamshaw, applicant, proposed an entrance to the building on the end of the building facing their main parking rather than the current face to allow for better access and traffic flow. They will lose three parking spots but the new handicap spot will come up to compliance and the entrance will become ADA compliant. Mr. Prue questioned staff on the outcome if the property would need the three spaces in the future. Mr. Brynes stated there has been an approval for shared use and a future business could come back and seek that shared parking arrangement in the future if needed. Ms. Hoffman stated the entrance makes sense and will direct traffic to their parking area.

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

The meeting recessed at 8:31pm and reconvened at 8:34pm

Correspondence:

Letter from Attorney Rob Avena re: interpretation of mini-warehousing use in the M-1 Zone.

A potential property buyer is questioning whether mini-warehousing is an approved use in the zone. There is a mini-warehouse unit that was approved in the M-1 Zone in 1981 and regulations have not changed greatly since then. Mr. Avena stated it will be a well-built, well maintained property.

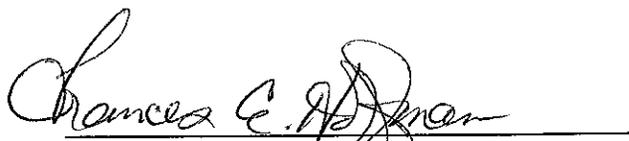
Mr. Young moved to interpret the regulations to include mini-warehousing under the category of warehousing, seconded by Ms. Hoffman, all in favor 4-0, motion approved.

Commission:

Discussion of the Town's Standard Zoning Enforcement Procedures document.

Mr. Prue has asked the commission to review the document and see if changes need to be made or it should be continued.

Mr. Young moved to adjourn, seconded by Mr. Boardsen, all in favor 4-0. The meeting adjourned at 8:57pm.



Frances E. Hoffman, Secretary