

## Regular Meeting

The 1644<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 17, 2019 at the Stonington Middle School, formerly known as Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner Gardner Young at 7:00pm. Also present for the meeting were Commissioners Shaun Mastroianni and Ben Philbrick; Alternates Fred Deichmann and Lynn Conway; and Town Planner Keith Brynes. Commissioner David Rathbun, Alternate Peter Chomowicz, and Director of Planning Jason Vincent and were not in attendance.

Seated for the meeting Shaun Mastroianni, Gardner Young, Ben Philbrick, Lynn Conway, and Fred Deichmann.

**Minutes:**

Mr. Mastroianni moved to approve the minutes of the September 3, 2019 meeting, seconded by Mr. Deichmann, the vote was taken 3-0-2, motion approved.

Roll Call: Young – approve, Mastroianni – approve, Deichmann – approve, Conway – abstain, Philbrick – abstain

**Administrative Review:**

**Request for comments for Connecticut Siting Council Petition #1378** – Proposed construction of a 5-megawatt AC solar photovoltaic electric generating facility on approximately 17 acres of a 87 acre property located off Taugwonk and Taugwonk Spur Rds. Assessors Map 84, Block 1, Lot 2. Zone GBR-130.

Mr. Brynes presented the proposal. Project oversight and approval are under the jurisdiction of the Connecticut Siting Council and local zoning and wetlands regulations do not apply. The proposal doesn't require a commission vote but is on the agenda for informational purposes and to solicit comments. Dena Wolfman from Greenskies presented the project, noting that it will be constructed in phases. These are off site farms for Connecticut State Universities. The project abuts I-95 and does not have any directly abutting neighbors other than the project property owner. They have worked with the Department of Agriculture on a farmland restoration plan has and received comments from required reviewers. The neighboring property owners were notified, with only one comment being received, which was a positive one in support of the proposal.

**PZ1833ZC & SPA Lattizori** – Revised landscape plan for HHC's parking lot islands & patio area: eliminate bituminous walkways & pavers around the tree wells in the parking lot aisles & the wave pattern at the patio. Property located at 100 Perkins Farm Dr., Mystic.

Mr. Brynes presented the request. They are looking to remove the approved walkways in the aisles between the parking stalls and the pavers around trees due to difficulty with installation. Their elimination will reduce impervious surfaces and winter parking area maintenance/snow removal. Additionally, they no longer want the wave pattern in the patio area and instead will match the pavers to interior tile proposed for the lobby. Ms. Conway asked about the vegetation and questioned the change. The commission also reviewed the safety of the pedestrian flow.

Mr. Deichmann moved to approve the request, seconded by Ms. Conway, all in favor 5-0, motion approved.

Mr. Mastroianni moved to adjourn, seconded by Mr. Deichmann, all in favor 5-0, the meeting adjourned at 7:31pm.



PZC Acting Secretary