

Special Meeting

The 1682nd meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education District Office at 40 Field Street, Pawcatuck, on Tuesday, October 5, 2021. The meeting was called to order by Chairman Ben Philbrick at 7:01pm. Also present for the meeting were Commissioners Fred Deichmann, Charles Sheehan, Lynn Conway, and Ryan Deasy; and Town Planner Keith Brynes. Alternate Gary Belke was absent.

Seated for the meeting Ben Philbrick, Fred Deichmann, Ryan Deasy, Charles Sheehan, and Lynn Conway.

Minutes:

Mr. Deichmann moved to approve the minutes of September 21, 2021, seconded by Mr. Deasy, the vote was taken 4-0-1, motion approved.

Roll Call: Philbrick – approve, Deichmann – approve, Sheehan – approve, Deasy – approve, Conway - abstain

Administrative Review:

Request for a 90-day extension to record the final plans for approved Subdivision **PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward)** - Subdivision and Groundwater Protection Permit applications for a 2-lot re-subdivision. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80.

Mr. Brynes summarized the request for an extension.

Mr. Deichmann moved to approve the extension, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

21-213ZON Unicorn Project, LLC (G. Fedus) – Zoning Permit application for the interior and exterior remodel of former Friendly's Restaurant building for a different restaurant (Andiamo). Property located at 247/251 Greenmanville Ave., Mystic. Assessor's Map 171, Block 1, Lot 1. Zone TC-80.

Mr. Brynes summarized the application. There are no proposed changes to the parcel or parking. Exterior and interior renovations to the building will be done and the signage will be replaced, with no change to sign illumination. The initial changes proposed required ADRB review, but the applicants have scaled back the proposal and withdrawn their application.

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

21-247ZON Spruce Meadows, LLC - Zoning Permit application to remove the requirement for fencing around the recreation area, and approve a proposed 20' x 20' extension of the emergency access drive with a change of material to concrete. Property located at 86-88 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 4. Zone LS-5.

Mr. Brynes summarized the application. The applicant is requesting to remove the planned fencing for the recreation area. It is buffered on one side by the property line and is not required per regulation. They are also requesting that, due to supply chain issues, the emergency access be paved with concrete rather than pavers. Mr. Sheehan questioned whether the lack of a fence would create a safety issue for young children and recommended something small be incorporated into the perimeter fence to the owner.

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Mr. Deichmann moved to approve the application with a stipulation that recommends to the owners that some sort of smaller (3-foot) fence or barrier be incorporated on the property line, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Public Hearings:

PZ2123SUP Coastal Masonic Temple Corporation of CT, Inc. (S. Cherenzia) - Special Use Permit application for a 2,014 square foot addition to the Masonic Temple building with associated parking, landscaping and drainage. Property located at 637 Pequot Trail, Stonington. Assessor's Map 72, Block 1, Lot 11. Zone RR-80.

Sergio Cherenzia, project engineer, presented the site plan. Mr. Cherenzia reviewed the existing site conditions and neighboring properties. The applicant is requesting an addition to the existing building and parking reconfiguration. Mr. Cherenzia reviewed the parking plan which will provide ADA spaces and how the addition will provide ADA access to the meeting space being relocated out of the basement. There will be paved parking in the front of the building with crushed stone parking on the sides. There is additional overflow parking on grassy areas for larger gatherings. The applicant has received an Inland Wetlands Permit for the plan. The septic was recently upgraded and a new well is being installed. The addition will provide for a new space rather than creating additional space as they will be moving activities out of the basement and into this space. Mr. Deichmann asked about increased use of the facility. Mr. Cherenzia stated they currently allow other organizations use of the facility and intend to continue do so, but with no increase in the use. They are currently awaiting LLHD approval for the septic system. Ms. Conway asked about outdoor lighting. Mr. Cherenzia explained that there will be lights on the building for the parking area and there may be a need for additional. Mr. Brynes stated that they could stipulate commission review for any additional lighting. Mr. Cherenzia stated that the lighting would be dark skies compliant with full cut off for parking lot safety during use.

Rebecca Nolan, landscape architect, stated the plan has been reviewed by the ADRB and they have worked with their recommendations. Julia Leeming, project architect, presented the existing site conditions. Ms. Nolan stated they will be leaving some trees on site and are accommodating existing boulders within the parking area. They are proposing to add significant landscaping buffers and screening for utilities on site. Ms. Leeming presented the floor plan for the addition as well as the exterior and roof elevations. The exterior materials will match the existing building as much as possible. Ms. Nolan presented the landscaping elevations and detailed planting plan. Mr. Deichmann asked about the propane tank. Mr. Cherenzia stated the tank will be buried and the nozzle protected by a bollard. Ms. Conway asked about screening for the dumpster. Ms. Nolan stated there are already significant mature trees between it and the road currently.

Public Comment:

Carlene Donnarummo asked if the dumpster will be enclosed.

Rebuttal:

Mr. Cherenzia stated that the dumpster is enclosed by a fence.

Mr. Deichmann expressed concern with the lighting. Mr. Brynes stated that the commission may approve the application with an additional stipulation that the applicants return with a lighting plan as an Administrative Review agenda item.

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Mr. Brynes noted reviewer comments and the recommended stipulations from the meeting report.

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

Mr. Sheehan moved to approve the special use permit waivers, seconded by Mr. Deasy, all in favor 5-0, motion approved.

Mr. Sheehan moved to approve the application with stipulations, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Stipulations:

1. Prior to the issuance of a Zoning Permit, final plans shall be signed by the Commission and recorded in the Town's Land Evidence Records.
2. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of a Zoning Permit. The bond shall be either in the form of a certified check or irrevocable letter of credit meeting 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. Work shall remain bonded for a minimum of one year from the date of completion.
3. The applicant's design engineer of record shall provide inspection services and certify to the construction of the stormwater management system to ensure compliance with design specifications. Certifications shall include, but not be limited to: system bottom inspection, material specifications and testing and system installation prior to back fill. In addition to inspection services, as-built conditions of the drainage system shall also be provided to the Department of Planning prior to the issuance of a Certificate of Zoning Compliance.
4. Lighting plan shall be reviewed and approved by the Commission as an Administrative Review agenda item prior to issuance of a Zoning Permit.

PZ2124SD & CAM Oakwood Ave, LLC. (G. Fedus) – Subdivision and Coastal Area Management Review applications for a 3-lot subdivision of a 1.13-acre lot. Property located on Oakwood Ave., Pawcatuck. Assessor's Map 5 Block 1 Lot 5. Zone RA-15.

Gregg Fedus, Project Engineer, presented the site plan. The subdivision was previously approved, but due to some confusion over the timing of the extension, final plans were not filed on time, therefore, the applicant is seeking approval for the same application as was previously approved. They are again requesting a waiver for the sidewalk requirement. The stormwater management systems have been upgraded to accommodate a 50- or-100-year storm. Mr. Fedus reviewed the erosion and sedimentation control plan and addressed the Planner and Engineer comments, stating that the necessary changes would be made to be compliant. Ms. Conway asked about the sidewalks in the neighborhood. Mr. Fedus said there is no connection and there are developed properties on all sides.

Public Comment:

Carlene Donnarummo, a resident of Oakwood Avenue, stated there are no sidewalks on either side of the street and does not see an issue with waiving the sidewalk requirement. Ms. Donnarummo stated the project was previously approved in May 2020 and the applicant failed to submit final plans on time. Ms. Donnarummo raised concern with the driveway run-off connecting to the storm water retention. She is concerned with the run off entering the street or possibly neighboring properties. Ms.

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Donnarummo requested that the AutoCAD drawing stipulation be required again. Ms. Donnarummo discussed the sewer line running through the property and concerns with obstructions to maintenance. Ms. Donnarummo expressed disappointment with the developer not tying into the existing gas line, and expressed concern with the current state of the property, mid-construction. Ms. Donnarummo submitted a copy of her comments for the record.

Rebuttal:

Mr. Fedus stated there is a note on the plan that indicates the trench drains from the driveway will be piped to the galleys. Mr. Fedus stated he cannot comment on the gas connection, but does not feel it's relevant to the subdivision application. They will also comply with the AutoCAD drawing. Mr. Brynes stated this was provided already and the boundaries have not changed.

Mr. Brynes reviewed the meeting report and changes to proposed stipulations. The commission discussed the easement language for the sewer line. Mr. Brynes explained the AutoCAD plans for Ms. Donnarummo.

Public Comment:

Katherine Perrone, an Oakwood Ave. resident, stated her concern that the design of the three homes being the same would not be compatible with the neighborhood.

The commission does not regulate the design of single-family homes, but Mr. Fedus agreed to bring the comments back to the developer.

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

Mr. Deasy moved to approve the subdivision sidewalk waiver, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Mr. Sheehan moved to approve the CAM application, seconded by Mr. Deasy, all in favor 5-0, motion approved.

Mr. Sheehan moved to approve the application with stipulations, seconded by Mr. Deasy, all in favor 5-0, motion approved.

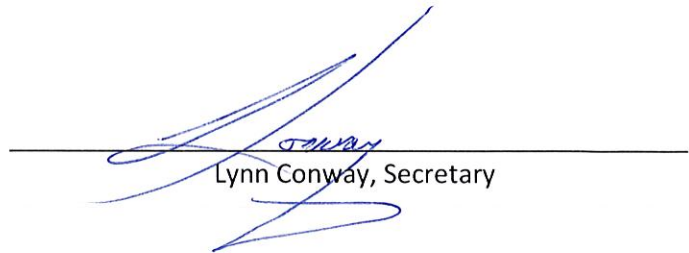
Stipulations:

1. A fee in lieu of open space equal to 10% of the value of the land shall be applied to all lots in the subdivision. The Final Plans must include the following statement: "A Fee-In-Lieu of Open Space of \$8,000 was approved by the Planning & Zoning Commission, each new lot shall be assessed \$2,666.67."
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 and Section 6.1.6 of the Subdivision Regulations. The bond shall be either in the form of a certified check or irrevocable letter of credit meeting the requirements of Section 6.4 of the Subdivision 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. Work shall remain bonded for a minimum of one year from the date of completion.

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3. Final location and language of sewer easement and shall be subject to WPCA review and recorded prior to, or concurrent with, the Subdivision Plans.
4. As-built plans for relocated sewer line shall be provided to the Town prior to issuance of a Zoning Permit for construction of Lot 3.
5. Larger trees in the area between Lots 1 and 2 shall be retained.
6. Final plans shall be modified to achieve no net increase in stormwater to the Town Right of Way and/or neighboring properties as determined by the Town Engineer.
7. Boundary markers shall be established and verified as installed on final plans prior to filing on the Town's Land Evidence Records.
8. Deeds for Lots 2 & 3 shall specifically reference the sewer easement.

Mr. Deichmann moved to adjourn, seconded by Mr. Deasy, all in favor 5-0, the meeting adjourned at 8:47pm.



Lynn Conway, Secretary