

Regular Meeting

The 1646th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 15, 2019, at the Stonington Middle School, formerly known as Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman David Rathbun at 7:00 pm. Also present for the meeting were Commissioners Gardner Young and Lynn Conway, and Town Planner Keith Brynes. Commissioner Ben Philbrick, Alternates Fred Deichmann and Peter Chomowicz were not in attendance.

Seated for the meeting David Rathbun Gardner Young, and Lynn Conway.

Minutes:

Mr. Young moved to approve the minutes of the October 1, 2019 meeting, seconded by Mr. Rathbun, all in favor 3-0, motion approved.

Administrative Review:

PZ1833ZC & SPA Lattizori Development, LLC – Request for modification to curbing at Hartford Healthcare. Property located at 100 Perkins Farm Dr., Mystic. Assessors Map 150 Block 2 Lot 5. Zone GDD.

The developer is requesting a change in the curbing proposed for the Hartford Healthcare building. The town is concerned with areas near sidewalks being sloped for pedestrian access. The curbing has already been installed due to construction for erosion and sedimentation control. Staff presented a map from the staff report where the change could be approved, but further discussion needs to be had on other areas. Developer David Lattizori stated that the design decision was driven by the paving contractor to facilitate erosion and sedimentation control and stormwater management. Unfortunately, this is lower than for standard sidewalk curbing for pedestrian access. The applicant is willing to work with the town engineer on a solution. Mr. Lattizori reviewed some alternatives to address the shorter reveal of the curb. The commission asked if a six-inch strip of grass could be added. Mr. Lattizori explained that there is a swale in the way and would reduce the width of the sidewalk even further. Ms. Conway discussed painting to identify the edge of the road.

Mr. Young moved to approve curbing modification with the exception of the north side which shall only be approved to the satisfaction of the town engineer's requirements for pedestrian safety, seconded by Ms. Conway, all in favor 3-0, motion approved.

Old Business:

PZ1920CAM Mitchel & Regina Strand (N. Thibeault)– Coastal Area Management Site Plan Review application to accompany future zoning permit application for the demolition of a single-family residence & detached garage, and the construction of a new SFR with attached garage and on-site septic system. Property located at 18 Skiff Lane., Mystic. Assessors Map 180 Block 2 Lot 1. Zone RA-20.

Norm Thibeault, project engineer, presented the site plan. The applicant is proposing to demolish the original home on site and build a new home. They had occupied the home but have vacated for asbestos remediation. The proposed development will reduce the impervious area by 16%. They will be upgrading the water and septic as well which has been approved by Ledge Light Health. An extra drain will be installed to address the small portion of the basement and patio that is below the BFE. Upon the DEEP's recommendation, rain gardens and a pervious driveway surface will be installed. The home is pre-existing non-conforming on an undersized lot, allowing for a greater FAR calculation than what the

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district allows. Mr. Thibeault addressed Town Engineer Scot Deledda's comments about the elevation near the basement. They will be installing stairs to keep the elevation of the grassy area. The commission discussed the height of the home.

Mr. Young moved to approve the application with the stipulation recommended by staff, seconded by Ms. Conway, all in favor 3-0, motion approved.

Stipulation:

1. Final plans shall be reviewed to the satisfaction of the Town Engineer regarding flood hazard compliance.

Public Hearing:

PZ1925SUP Robert DeLisa & Lisa Kunz - Special Use Permit application for the operation of a commercial Dog Kennel. Property located at 34 Anguilla Brook Rd., Pawcatuck. Assessors Map 47 Block 1 Lot 2. Zone GBR-130.

Owner/Applicant Robert DeLisa presented the application. The former owner operated a personal, non-commercial dog training and kenneling on the property. The current owners purchased the property last year and have two dogs of their own, currently operating a dog daycare and have been requested by clients to offer overnight boarding. They would like approval to operate a commercial kennel and will be applying for kennel licensing from the State. The current 10-kennel structure was well maintained and only requires some aesthetic work. Their proposal calls for the existing ten kennels as the maximum, with the dogs not being kenneled for hours on end, as they are brought out and socialized every few hours. Ms. Conway discussed adding a stipulation to limit the number of dogs and signage. The kennel structure is attached to the home.

No Public Comment

Mr. Brynes reviewed the decisions for the commissions and the stipulation recommended by Ms. Conway.

Mr. Young moved to close the public hearing, seconded by Ms. Conway, all in favor 3-0, motion approved.

Mr. Young moved to approve the application with the suggested stipulation, seconded by Ms. Conway, all in favor 3-0, motion approved.

Stipulation:

1. The maximum number of kenneled dogs at one time shall be limited to ten (10). There shall be no signage.

Ms. Conway moved to adjourn, seconded by Mr. Young, all in favor 3-0, the meeting was adjourned at 7:47pm.


Ben Philbrick, Secretary