

## Regular Meeting

The 1648<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Monday, November 19, 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, Lynn Conway, Ben Philbrick, and Fred Deichmann; Alternates Peter Chomowicz and Charles Sheehan; and Town Planner Keith Brynes. Alternate Ryan Deasy was not in attendance.

Seated for the meeting David Rathbun, Ben Philbrick, Gardner Young, Fred Deichmann, and Lynn Conway.

**Minutes:**

Mr. Philbrick moved to approve the minutes of the November 4, 2019, meeting, seconded by Mr. Young, all in favor 5-0, motion approved.

**Administrative Review:****CGS 8-24 Review of West Broad Street School lease to St. Michael School.**

The commission reviewed the proposed lease of the West Broad Street School to St. Michael's School for its conformance with the Plan of Conservation and Development. The Town Facilities committee has recommended the lease for the short term. Mr. Deichmann raised concern with how it fits as consistent to tie up a building with a very low-cost lease. Mr. Chomowicz stated that any occupancy is more in line with the POCD than leaving it vacant.

Ms. Conway moved to approve the lease as consistent with the POCD, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

**PZ1839SPA J&H Hospitality** – Request modifications to approved Site Plan application for alterations to existing restaurant building, reconfiguration / regrading of parking lot, create outdoor terrace, and enhance landscaping. Property located at 8 Coogan Blvd., Mystic. Assessors Map 171 Block 2 Lot 1. Zone TC-80.

Greg Fedus, project engineer, presented the site plan changes, noting that they received favorable feedback from the Architectural Design Review Board. Mr. Fedus reviewed the changes to the sidewalk at the front of the restaurant and handicap space ramp, and the second egress from the lower level has been modified slightly. The seating arrangement on the first floor will be modified to have the same number of seats, but a different arrangement. A/C units were added to the rear of the building. The railing has been revised to a laser cut steel that resembles the restaurant's logo. The lower level will have board and batten rather than lattice, and flower boxes will be hung. Mr. Fedus addressed the staff's comments in the staff report and stated they have made all of the recommended changes. Matt Williams, project architect, discussed the architectural changes. Due to the elevation, the view of the restaurant is irregular so they focused on the elements that people will see when driving by. They adjusted the entrance to make it more visually clear and engaging. Mr. Williams showed the commission the inspiration for the coloring and plans. Ms. Conway asked questions about lighting and signage.

Mr. Deichmann moved to approve the request for modifications, seconded by Mr. Young, all in favor 5-0, motion approved.

**Public Hearing(s):**

## Regular Meeting

**PZ1926SUP Damato Investments, LLC (My Dog's Place, LLC)** - Special Use Permit application for the operation of a Dog Daycare and Training Center. Property located at 50 Taugwonk Spur Rd., Stonington. Assessors Map 84 Block 1 Lot 3. Zone LI-130.

Marjorie Lineweber, owner of My Dog's Place, presented the application. They are proposing to move their current operations from Mystic to the location on Taugwonk Spur Road. The business provides daytime dog daycare and training, and they do not have overnight boarding or grooming at their facility. Ms. Conway asked for clarification on their hours. They are open Monday – Friday 6:30AM to 6:00PM for daycare and have two training classes that go until about 8:15PM. They have some classes over the weekend as well. Their plan can accommodate up to 70 dogs at maximum capacity. It is an 8,000SF facility with an additional outdoor fenced-in yard for each room. There is existing lighting on the building. There will be shade cloths installed during the spring to fall to protect the dogs and be taken down over the winter. Everything on site is at-grade which makes for easy access. Ms. Conway asked about signage. The applicant responded that initially there will only be a sign on the building, but they will consider a detached sign on the road at a later date.

Public Comment in Favor:

Tina Bonnano, a client of My Dog's Place, spoke in favor of the application and the benefits that this new space would provide for the dogs.

Jonathan Duncklee, a neighboring business owner, spoke in favor of the application and its benefits to the business and area.

No Public Comment Against

No General Comment

Mr. Brynes reviewed the regulations and stated the application meets all of the criteria. Mr. Brynes reviewed the motions to be made.

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

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

Mr. Philbrick moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 7:39pm.



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Ben Philbrick, Secretary