

Regular Meeting

The 1653rd meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, February 18, 2020, at the Stonington Board of Education District Office, 40 Field Street, Pawcatuck, CT. The meeting was called to order at 7:00pm by Vice Chair Gardner Young. Also present for the meeting were Commissioners Lynn Conway, Fred Deichmann, and Ben Philbrick; Alternates Charles Sheehan, Peter Chomowicz, and Ryan Deasy; and Acting Director of Planning/Town Planner Keith Brynes. Chairman David Rathbun was not in attendance.

Seated for the meeting Gardner Young, Fred Deichmann, Lynn Conway, Ben Philbrick, and Peter Chomowicz.

Minutes:

Mr. Deichmann moved to approve the minutes of the February 4, 2020 meeting, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

Administrative Review:

20-018ZON Lattizori Development, LLC (J. Koistinen) – Zoning permit application for change of use from retail to personal services, and associated signs. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153 Block 3 Lot 1. Zone GC-60.

Mr. Brynes presented the application for change of use from retail to salon and spa. There is a decrease in parking demand and there are no changes to the bulk requirements. The application is required to come before the commission for the change of use.

Mr. Philbrick moved to approve the application, seconded by Mr. Chomowicz, all in favor 5-0, motion approved.

PZ1931SUP Eckersley, LLC (Precious Memories Place, Inc.) – Special Use Permit (SUP) application for modification of previously approved SUP. Modifications include: the addition of 3 more students for a total of 123, addition of 1 new parking space, enclosure of 60 SF deck for classroom expansion, and enclosure of existing Bilco steps (60 SF). Property located at 168 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 4. Zones RA-40 & RM-15. *Continued from 2/4/20.*

Ed Wenke, project engineer, presented the site plan. The applicant is proposing to add 3 additional students, thus requiring an additional parking space on the site. The applicant is proposing to enclose a portion of an existing deck to make interior modifications for a classroom and moving the teacher's lounge to the basement. All the current egresses are maintained and the applicant will be adding an additional egress from the basement. The egress and proposed plan have been approved by the fire marshal. Mr. Wenke reviewed the requested waivers. Mr. Chomowicz asked for clarification on the location of the parking space. There is a 35-foot buffer to the neighboring property which is mostly taken by the emergency access lane. The added space will be occupied by an employee. Formal parking spaces are not allowed in the 35-foot buffer. They looked at the north side of the lot but were unable to fit a spot in there due to land conditions. Ms. Conway asked whether they could designate the spot as employee only.

Chris Eckersley, owner stated that she will reserve the space and will make it dedicated for her use to ensure safety.

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The commission explored additional locations with Mr. Wenke but site conditions do not allow for an alternate location. They will install pipe bollards to prevent accidents.

No Public Comment

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

Mr. Deichmann moved to approve the waiver requests, seconded by Mr. Chomowicz, all in favor 5-0, motion approved.

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

Stipulation:

1. Rear parking space shall be signed as "Employee Parking Only" and separated from the playground by bollards.

Mr. Philbrick moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 7:28pm.



Ben Philbrick, Secretary