

Regular Meeting

The 1678th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education District Office, 40 Field Street, Pawcatuck, on Tuesday, July 20, 2021. The meeting was called to order by Chairman David Rathbun at 7:00pm. Also present for the meeting were Commissioners Gardner Young, Ben Philbrick, and Fred Deichmann; Alternates Charles Sheehan, Ryan Deasy, and Gary Belke; and Town Planner Keith A. Brynes.

Seated for the meeting David Rathbun, Ben Philbrick, Gardner Young, Fred Deichmann, and Gary Belke.

Minutes:

Mr. Philbrick moved to approve the June 22, 2021 meeting minutes, seconded by Mr. Young, all in favor 5-0, motion approved.

Correspondence:

Letter from Barry Fortin, Partner/General Manager of Phoenix ENT, LLC addressing concerns in the conduct of the business located 215 Liberty Street, Pawcatuck. Assessors Map 16 Block 4 Lot 12. Zone LS-5.

Mr. Brynes reviewed the letter. Commissioners discussed the activities that are taking place at the property and stated that if the business wishes to change their stipulations of approval they must come back to the commission with a formal application.

Administrative Review:

21-188ZON Kyle Smith, John Singletary, et al – Zoning permit application to dig a 1' x 2' x 54' trench in NIA to provide electrical service to dock. Property located River Rd., Pawcatuck. Assessor's Map 6, Block 4, Lot 24B. Zone RC-120.

Mr. Brynes reviewed the application. The non-infringement area does not allow for development, but does allow the commission to allow activities that support boating access to the water. The applicant is proposing the utility connection for safety lighting and bubblers to prevent freezing. They also have an application into DEEP for a dock expansion.

Mr. Deichmann moved to approve, seconded by Mr. Young. Mr. Philbrick asked about the type of lighting. Kyle Smith stated they will be small disk LED lights. The vote was taken, all in favor 5-0, motion approved.

21-175ZON J. Garbarino, Trustee (Big Y Foods) – Zoning Permit application for the remodel of the building façade and construction of a new vestibule. Property located 79 Stonington Rd., Mystic. Assessor's Map 153, Block 1, Lot 1. Zone GC-60 & RC-120.

Mr. Brynes reviewed the application. They are proposing a façade update and new vestibule. The Architectural Design Review Board has reviewed and approved the plan.

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

Old Business:

P22115CAM Rufus Allyn & Roy Bohlander (C. Brown) - Coastal Area Management Site Plan Review application to accompany future zoning permit application for the construction of a single-family

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residence (SFR) with on-site septic system. Property located at 19 Chippechaug Trail, Mystic. Assessor's Map 176, Block 5, Lot 2A. Zone RA-20.

Mr. Deichmann recused himself and Mr. Deasy was seated.

Clint Brown, project engineer, presented the site plan. The applicant is proposing a single-family residence on the site with a septic system proposal that has been approved by Ledge Light. The project meets all bulk requirements for the zone. The tidal wetlands on the site have flagged them and a 25-foot setback from any grading will be maintained. Any proposed home will be built to flood zone standards, one foot above base flood elevation. They have also added a rain garden to south end for storm water management on site. They will address all comments from the Town Engineer and acknowledge the comments from DEEP that a seawall would not be allowed to mitigate sea level rise. Mr. Sheehan asked how they will stabilize the slope on site. Mr. Brown stated they can use surface level products and some erosion will not compromise the structure. Mr. Rathbun asked how the project fits in with the town's Plan of Conservation and Development and raised concern with the current flooding in the area. Mr. Young expressed his concern with the letter from DEEP and the future sustainability of the home. Mr. Brynes reviewed the proposed stipulations.

Mr. Philbrick moved to approve the application with stipulations, seconded by Mr. Deasy. The vote was taken all against, 0-5, motion denied.

Mr. Deichmann was seated in place of Mr. Deasy.

Public Hearings

PZ2114SPA & CAM Stone Acres Farm, LLC – Site Plan and Coastal Area Management Review applications for construction of a new cooking pavilion, new toilet building, new utility connections, and site improvements consistent with the Master Plan. Property located at 381 North Main St., Stonington. Assessor's Map 81, Block 1, Lot 2. Zone AHD.

Clint Brown, project engineer, presented the site plan. Mr. Brown read comments from the project architect and landscape architect. The applicant is proposing two new service buildings, one for bathrooms and one for catering that would match the existing buildings on site. The catering building would replace the catering tents on property. The bathroom would replace rental porta potties for events. Rain barrels will be used to catch roof water and will be used to irrigate the farm fields. Mr. Brown reviewed the site plan details. Utilities will need to be brought to the building and a sewage system is being developed with Ledge Light Health District to service both buildings. Mr. Brown stated this application is consistent with the master plan application that was approved for the site. The Architectural Design Review Board has approved the plan. The buildings are a substantial distance from the road and neighbors. The project was reviewed by DEEP and found consistent with the coastal management act. They will address all comments made by the Town Engineer.

Public Comment - None

Mr. Brynes reviewed the floating zone process. Mr. Brynes reviewed the recommended stipulations.

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

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Deichmann moved to approve the application with stipulations, seconded by Mr. Young, 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. Final plans shall remove the zoning table for previous RR-80 Zone.
3. Final plans shall be reviewed to the satisfaction of the Town Engineer.

PZ2116SUP Arlington Homes, LLC (Aquarion Water Co.) - Special Use Permit application for the construction a new 16' x 38' well treatment facility and related improvements for the existing community water system. Property located at 111 Stephen Dr., Stonington. Assessor's Map 139, Block 3, Lot 1. Zone RR-80.

Zachary Kuegler, Snyder Civil Engineering presented the application. Aquarion is proposing to upgrade an existing facility which will require a new building to house the water treatment systems. The goal is to create enough space to move existing equipment into the new building and demolish the old building. The wells pump water into the facility for treatment.

General Comment:

Tom Densfelt, a neighbor adjacent to the site asked if there will be any changes to the way the water is pumped. Mr. Kuegler stated there will be no change to this function.

Carlene Donnarummo, stated that there are comments from the Town Engineer in the staff report and wanted to know if they have been addressed.

Rebuttal:

Mr. Kuegler stated they have submitted revised plans to the Town Engineer that are to his satisfaction.

Mr. Brynes stated they have received approval from the Inland Wetlands Commission and reviewed the recommended stipulations.

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 with the Commission-recommended stipulation, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulation:

1. Final plans shall be reviewed to the satisfaction of the Town Engineer.

Mr. Deichmann moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 7:45pm.


Ben Philbrick, Secretary