

## Special Meeting

The 1628<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Monday, January 14, 2019, at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman David Rathbun at 7:00pm. Also present for the meeting were Commissioners Shaun Mastroianni, Curtis Lynch, Ben Philbrick, and Gardner Young; Alternates Lynn Conway, Fred Deichmann, and Peter Chomowicz; Town Planner Keith Brynes, and Director of Planning Jason Vincent.

Seated for the meeting David Rathbun, Gardner Young, Curtis Lynch, Ben Philbrick, and Fred Deichmann.

**Minutes:**

Mr. Philbrick moved to approve the meeting minutes of December 18, 2018, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

**Commission Initiatives:**

POCD Update Committee - The commission will address this at the next meeting, 2/5/19.

**Administrative Review:**

**NKW, LLC (Louis Dicesare II)** – Zoning permit application for change of use from Personal Services to Office. Property located at 808 Stonington Rd., Stonington. Assessor's Map 75 Block 2 Lot 5. Zone GC-60 & RC-120.

Mr. Brynes presented the application. The applicant is requesting a change of use from personal services to office for Therapist Solutions, a billing management company for mental health professionals. The proposal is to expand into adjacent space formerly occupied by a fitness center with no changes to the building exterior or site.

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

**PZ1814SUP & CAM 2X Nice, LLC (M. Comeau)** – Request final changes to approved Special Use Permit & Coastal Area Management Review applications for the demo and reconstruction of a 3-story mixed-use building and associated site improvements. Property located at 19 Roosevelt Ave., Mystic. Assessor's Map 174 Block 15 Lot 5. Zone LS-5.

Mark Comeau, architect. presented the application and proposed modifications. The original proposal relocated the utility pole and adjusted the footprint of the building. However, Eversource will not move the pole to accommodate this plan so the applicant is now proposing to construct the new building in a location similar to that of the previous structure with a single in and out egress for the new property, and the shared ingress/egress with the neighboring property. Mr. Philbrick recommended switching the in and out for the new property to avoid less people exiting due to poor sightlines. Ms. Conway requested landscaping be added to the western property line drive. Mr. Comeau stated that privacy fence is proposed but a line of arbor vitae can be put in.

Ted Tylaska, the abutting neighbor with the shared driveway, stated his concern about the narrowness of the shared driveway, with the inability to move the pole and widen the drive. There has been a history of issues, but past owners have encouraged entering via the shared drive and exiting on the western drive.

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Mr. Comeau stated that there will be clear signage, striping, and design with the new build, an improvement over the previous design. He feels this is the best and safest solution.

Mr. Brynes asked the applicant if he was open to a one-way in and one-way out with an easement for the neighbor to pass over 19 Roosevelt. Mr. Comeau said they would also be interested in widening the shared drive if the pole could be moved in the future. Ms. Conway recommended moving the in and out exit to the west for 19 Roosevelt, but there are setback issues on that side.

Mr. Lynch moved to approve the application with two stipulations stated by staff, seconded by Mr. Philbrick. The commission discussed adding arborvitae for a buffer. Mr. Deichmann felt Mr. Tylaska should be in agreement with the proposal. Mr. Tylaska stated he would need to see the plans for the final proposal. The motion and second were withdrawn.

The application was tabled to the next meeting.

**Old Business:**

**PZ1839SPA J&H Hospitality Mystic, LLC (G. Fedus)** – Site Plan application for alterations to existing restaurant building, reconfiguration / regrading of parking lot, create outdoor terrace, and enhance landscaping. Property located at 6 (8) Coogan Blvd., Mystic. Assessors Map 171 Block 2 Lot 1. Zone TC-80.

Application comments from the Town Engineer and the Old Mystic Fire District were received late today. Mr. Brynes reviewed the Town Engineer's comments regarding the roadway guide rail, stop signs and stop bars, and planting locations. He noted that the fire district comments recommended application approval.

The applicant is proposing modifications to the restaurant building and creation of an outdoor deck and terrace. Grading on site is difficult, so they are trying to improve site grade and configuration. They have added parking and slightly decreased seating, as well as site improvements. The total number of seats (199), is an increase over the previous establishment.

Mr. Deichmann clarified that they will not be removing the access from Coogan Boulevard, just modifying it. Mr. Deichmann asked if this encourages more use of Village Farm Road. Mr. Fedus stated that the Police Commission did not see that as a concern and the "no left turn" sign will remain. Mr. Lynch asked whether they have any issues with the Town Engineer's comments, Mr. Fedus said they do not and will comply. They will also comply with any other outstanding issues.

Mr. Lynch moved to approve the application with the three stipulations recommended by staff, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

**Stipulations:**

1. Final plans shall be recorded in the Town's Land Evidence Records prior to the issuance of any Zoning Permits.
2. Final plans shall be revised to address items referenced in the Town Engineer's 1/14/19 comments.
3. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.

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**Public Hearings:**

**PZ1836SPA & GPP Lattizori Development, LLC (EG Home, LLC)** – Site Plan and Groundwater Protection Permit applications for 50 townhouse-style units of residential housing and associated site improvements. Property located at 30 Perkins Farm Dr., Mystic. Assessors Map 134 Block 3 Lot 3. Zone GDD.

David Lattizori opened the presentation on the Master Plan Subzone Two proposal. The total development has received support, positive comments, and public approval thus far. The design of this project with open space, nature trails, and mixed-use provides interaction within the residents' community. The village green concept promotes the sense of community.

Matt Gilchrist of EG Homes presented the site concept. The townhomes proposal is centered around a village green providing open area with a pavilion, firepit, and dog park. The southern side of the property will have duplexes designed to accommodate active adults and will have ground floor master bedrooms and two-car garages. The other style is more vertical with a two-car tandem garage with open concept floor plan on the main level and the living area on the third floor.

Darin Overton, project engineer from Milone & MacBroom, presented the site plan. There is a total of 50 units being proposed between quadplexes and duplexes. Additional buffering of trees and plants will be added to the south to buffer the neighbor. The central green space is about an acre and will contain a pavilion, fire pit, grill area, dog park, benches and pollinator plantings. Site grade will be managed through design and a swale will assist with storm water management. Mr. Philbrick asked if there would be a fence around the storm water basin. Mr. Overton said they are looking at options, but will mostly drain dry and they would like to avoid installing one if possible. Mr. Philbrick agreed.

Ray Sullivan, project architect from The Sullivan Architectural Group, reviewed the building designs. The duplexes will have two different styles to vary the homes. Mr. Rathbun questioned whether they have followed the recommendations of the ADRB to use real stone, and have the units staggered slightly. They are working to accommodate the recommendations. The quadplexes will also have two styles that are similar to the duplexes.

Mr. Philbrick questioned the lighting. There will be traditional LED street lamps placed on the drive. Ms. Conway questioned whether they have a rendering from Jerry Browne Road. Mr. Lattizori stated they provided that at the master plan process. There is dense growth that prevents it from being seen from the road. Ms. Conway asked whether there will be plantings on the sides of the main access drive. They will be leaving existing vegetation more intact rather than creating mowed areas. Until the Home Owners' Association (HOA) is established the property will be maintained by the owner.

**Public Comment in Favor:**

Dave Hammond, Chair of the Economic Development Commission, spoke in favor of the application.

Mon Dickinson, Stoneridge resident, spoke in favor of the application on behalf of the Stoneridge residents.

No Public Comment Against

No General Comment

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Mr. Brynes reviewed Town Engineer Scot Deledda's comments and noted that Mr. Deledda recommended approval of the application. Mr. Brynes reviewed the recommended stipulations.

Mr. Deichmann questioned impact on the town roads. Mr. Vincent clarified that it was addressed in the master plan.

Mr. Young questioned the price point of the units. Mr. Gilchrist stated the quadplexes will start in the mid three hundred thousand dollar range, and the duplexes will start in the mid-four hundred thousands.

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

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

Stipulations:

1. Final plans shall be recorded prior to the issuance of any Zoning Permits.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer and Old Mystic Fire District.
3. 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. 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.
4. The design engineer of record shall provide inspection services and certify to the construction of the stormwater management basin to ensure compliance with design specifications. Certifications shall include but not be limited to: soil material specifications and testing, underdrain construction, berm materials and construction, outlet structure construction, outfall piping and level spreader construction. As-built drawings shall be provided for the basin and the engineer shall confirm that the required stage-storage-discharge design parameters have been met.
5. Final plans shall show compliance with specific buffer planting requirements of Section 7.23.6.7.1 and shall show tree clearing necessary for stormwater management. Minor modifications to types and locations of plantings may be approved by the Department of Planning to enhance screening once initial clearing for development has been completed.
6. Any building or site lighting shall be full cut-off. Light poles shall not exceed 20' in height to the light source per Section 2.16.2.6 of the Zoning Regulations.
7. Final plans shall address items in the Department of Planning's 12/26/18 comments.
8. Location of the duplex buildings may be slightly staggered from each other by a maximum of approximately 4' if all bulk requirements are met.
9. Per Groundwater Protection Regulations, propane tank(s) must be above ground.

Mr. Mastroianni was seated at 8:43pm for Mr. Deichmann.

**PZ1833ZC & SPA Lattizori Development** – Zone Change Amendment and Site Plan applications for lot line adjustments to approved master plan, construction of a 47,625 square foot medical office building, parking, access drive, utilities, stormwater management, signage, and associated site improvements.

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Property located at 100 Perkins Farm Dr. (off Jerry Browne Rd.), Mystic. Assessors Map 134 Block 3 Lot 2; Map 150 Block 2 Lots 1, 4, 5, 6, & 7. Zone GDD.

David Lattizori opened the presentation, providing a brief summary of the proposed Hartford Healthcare 43,000SF medical office facility and introducing the members of his application team.

Clint Brown, project engineer from Loureiro Engineering, reviewed the master plan amendment to alter the plan from two standalone buildings to a single larger building. The entire subzone master plan allowed for 100,000SF of professional office space. This proposal uses almost half of that, leaving a balance for future development. Lighting and signage are addressed in this proposal. The lighting will be consistent with that designed for the apartment complex.

Eugene Winchester, MD, discussed the changing model of medical care provision and the design behind the evolving changes. The center will be designed with new technologies and will be focused on care coordination, resulting in faster, better and more efficient medical care.

Paul Biscuti, project engineer from Loureiro Engineering, presented the site design, storm water management and utilities for the project. Mr. Biscuti reviewed the medical facilities site plan integrated storm water management system and underground utilities layout, which follow the master plan layout. He explained the erosion & sediment control plan and made note of the wetlands mitigation plan, and watershed maps.

Tim Gerrish, project landscape architect from Gardner & Gerrish, reviewed the landscape plan. The tower is tied into the landscaping by a boulder outcropping and shrubs. The plaza in the rear will serve as the entry with bike racks and bollards. There will be banded stone in two different hues. In the car park there will be sidewalks with trees under porous pavers as well as grasses on the edge. Site lighting design includes *Invue* street lamps and bollards strategically placed to not interfere with plantings.

Rob Goodwin, project architect from Perkins & Will, explained how the building design was inspired by the maritime heritage of Mystic, and the desire to locate it towards the highway to maximize visibility along I-95 and have it distanced from the residential area. The building is located 450 feet from Jerry Browne Road, with a 21-foot grade change, making for reduced visibility of the structure. Existing and additional proposed trees will increase screening. Mr. Goodwin described building's design features, noting how the shape suggests a ship's hull. The sloped stair tower at the corner, an abstract interpretation of the lighthouse at Mystic Seaport, is designed to provide a vertical feature to balance the horizontal mass of the building. The tower will have concealed lighting (internal & external) to create a soft glow. There will be internally illuminated signage on the north side of the tower, and on both north and south sides of the main building. There will be internally illuminated detached signage at the site entrance and Jerry Browne Rd. for wayfinding and tenant identification.

Public Comment in Favor:

Dave Hammond, Chair of the Economic Development Commission, spoke in favor of the application.

Mon Dickinson, resident of Stoneridge, spoke in support and the need for such a facility.

No Public Comment Against

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## General Comment:

Harvey Austin, asked how will people be directed from the highway.

Mr. Vincent stated they will be working with the police commission and state to improve the signage and traffic plan.

Mr. Brynes reviewed commission discretion in a Master Plan project regarding signage, landscaping, and building height. Mr. Brynes stated that there are only the standard recommended stipulations.

Attorney Ted Ladwig, representing Lattizori Development, LLC, discussed the importance of the signage on the building facing I-95, and the commission's discretion in the GDD zoning district to allow this. The signage on I-95 will allow for wayfinding and identification.

Lynn Conway expressed concern with the change of the approved master plan from smaller buildings and parking lots to a larger building with a larger lot. She feels this proposal is a major change that requires further examination by the commission that will change the character of Stonington. Ms. Conway also questioned the proposed signage, potential hours of operation, and lighting impact. Mr. Rathbun stated that the proposed signage is consistent with other medical facilities throughout the state.

Mr. Mastroianni stated that the site plan application allows for modifications to an approved master plan. Mr. Vincent stated it was advertised as a master plan amendment as well as a site plan application. Ms. Conway feels the changes to the master plan were downplayed. Mr. Lynch stated that his priority is that it complies with the POCD and the original goals of the master plan such as placing the building close to I-95 so as to not disturb the cultural landscape of Stonington. He believes it still accomplishes this goal.

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

Mr. Lynch moved to approve the master plan amendment application, seconded by Mr. Mastroianni. Mr. Philbrick questioned the additional parking over what is required. The commission discussed that this is likely what is needed to operate. Mr. Young questioned whether the "Hartford Healthcare" would be illuminated. The plans submitted with the applications show that it will be internally illuminated. The vote was taken all in favor 5-0, motion approved.

Mr. Lynch moved to approve the site plan application with the stipulations in the meeting report, seconded by Mr. Young, all in favor 5-0, motion approved.

## Stipulations:

10. Final plans shall be recorded prior to the issuance of any Zoning Permits.
11. Final plans shall be reviewed to the satisfaction of the Town Engineer and Old Mystic Fire District.
12. 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. 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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13. The applicant shall submit an inspection fee equal to 5% of the total cost of any roadway repairs, improvements and utility installations within the town right-of-way. The applicant is responsible for any inspection costs that exceed this 5% amount.
14. The design engineer of record shall provide inspection services and certify to the construction of the stormwater management basin to ensure compliance with design specifications. Certifications shall include but not be limited to: soil material specifications and testing, underdrain construction, berm materials and construction, outlet structure construction, outfall piping and level spreader construction. As-built drawings shall be provided for the basin and the engineer shall confirm that the required stage-storage-discharge design parameters have been met.
15. The applicant shall consult with CTDEEP's Office of Dam Safety prior to the construction of the stormwater basin and associated earthen berm. Confirmation of such consultation and its outcome shall be provided to the town prior to construction.
16. Final plans shall include bicycle parking facilities as per Section 7.10.4.6.

Mr. Young moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, the meeting adjourned at 9:46pm.



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Shaun Mastroianni, Secretary