

Regular Meeting

The 1583rd meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, January 17, 2017, 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 Curtis Lynch, Frances Hoffman, Gardner Young, and Shaun Mastroianni; Alternate Lynn Conway, Town Planner Keith Brynes, and Director of Planning Jason Vincent.

Seated for the meeting were David Rathbun, Curtis Lynch, Frances Hoffman, Gardner Young, and Shaun Mastroianni.

Minutes

Ms. Hoffman moved to approve as amended, the November 15, 2016 minutes, seconded by Mr. Lynch. The vote was taken 4-0-1, motion approved.

Roll Call: Rathbun – approve, Hoffman – approve, Mastroianni – approve, Lynch – approve, Young - abstain

Ms. Hoffman moved to approve as amended, the December 6, 2016 minutes, seconded by Mr. Lynch. The vote was taken all in favor 5-0, motion approved.

Ms. Hoffman moved to approve as amended, the December 20, 2016 minutes, seconded by Mr. Lynch. The vote was taken 4-0-1, motion approved.

Roll Call: Rathbun – approve, Hoffman – approve, Lynch – approve, Young – approve, Mastroianni – abstain

The meeting recessed at 7:13pm and reconvened at 7:30pm.

Public Hearing 7:30pm

Ms. Hoffman read the call to order.

PZ1627SUP 37-39 West Broad, LLC (Jeffrey Pucci)- Special Use Permit application to allow 2 additional apartments in existing mixed use structure. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 6. Zone DB-5.

Jeffrey Pucci presented the application, noting they are currently building six apartments and would like to add two more units: a studio that is 365 sq. ft. and a one bedroom that 500 sq.ft. Mr. Lynch asked how close they are to the substantial improvement threshold. Mr. Pucci explained that they are \$10-\$15,000 below the threshold. Mr. Lynch questioned whether there was sufficient parking. Mr. Pucci explained that their engineer will be reformatting the lot to accommodate 28 parking spaces. Mr. Pucci's engineering is also working on rerouting the sump pump discharge.

No Public Comment

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

Mr. Lynch moved to approve the application with the stipulation recommended by staff and an additional regarding the sump pump concern, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Stipulations:

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1. Renovations shall conform to all relevant Flood Hazard Requirements.
2. Applicant shall confirm Substantial Improvement figures and resolution of sump pump issue with the Town Engineer and WPCA.

PZ1629SUP 29 West Broad St., LLC (James Lathrop) – Special Use Permit application to allow 2 apartments in second floor of structure with existing commercial uses in first floor. Property located at 29 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 7. Zone DB-5.

James Lathrop presented the application, explaining that there is a separate entrance from the commercial use for the residential use. Mr. Lathrop does not anticipate they will be near the substantial improvement threshold. They will also be connecting the fire alarm to the central alarm as asked by the fire department. The applicant is working with the fire department to resolve parking issues on the shared right of way with Bess Eaton.

No Public Comment

Ms. Hoffman moved to close the public hearing, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

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

Stipulations:

1. Renovations shall conform to all relevant Flood Hazard Requirements; applicant shall confirm Substantial Improvement figures with the Town.
2. Plans shall be reviewed to the satisfaction of the Pawcatuck Fire District.

PZ1628ZC Lattizori Development, LLC – Master Plan Zone Change application from the existing RA-40 and GBR-130 zones to the Greenway Development District (GDD) Zone. The proposed master plan is for a mixed use development divided into the 4 GDD subzones. The subject site, the Perkins Farm, is a 70.84 acre, 36-lot subdivision along Jerry Browne Road, Mystic.

David Lattizori opened the presentation and explained the history of developing this plan. Mr. Lattizori has worked with neighbors and community leaders to develop a plan for the property that will benefit the community and the town in the most effective way. Over fifty percent of the farm will be saved as open space. The project would give over one million dollars in tax revenue to the town annually. The project has the support of the Stoneridge community as well as local organizations and town committees. The applicant has received approval from the WPCA to provide sewer hookups to the entire development. A member of the Perkins family has pledged their support of the project as well.

Mike Cegan, Landscape Architect, reviewed the site and proposed subzone placement. All wetlands on site are in the proposed preservation zones. The applicant is proposing 38.51 acres of preservation, 14.11 acres of professional development, 7.70 acres of neighborhood housing, and 10.52 acres of village housing. The open space will be doubled compared to the previously approved subdivision plan. The applicant plans to have facilities that cater to seniors and provide geriatric care. The main entrance will be aligned with the intersection with Coogan Boulevard. The secondary entrance will be located at the other end more likely to be used by residents. Mr. Cegan reviewed the plans of each subzone in more detail. Mr. Cegan also reviewed the pedestrian walk system which will connect all uses and provide

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walking trails through the preservation areas. Mr. Cegan presented the 3-D views looking into the property from the entrances, highway and StoneRidge.

Tony Amenta, Project Architect, reviewed the architecture plans. The applicant is bringing in New England characteristics such as steep roofs and shingled siding.

Paul Biscuti, Project Engineer, reviewed the utility plan. The applicant has worked with WPCA to allow the entire site to flow into the Jerry Browne sewer system then to the Maritime Drive pump station. Aquarion has confirmed that they have adequate ability to provide water service to the entire development. The fire department has also given approval to the plan. Mr. Biscuti reviewed the storm water management plan. Basins throughout the site will be designed with low berms to allow for infiltration and minimize impact to wetlands.

David Sullivan, Traffic Engineer, presented the traffic study results. The sightlines for the two proposed entrances are adequate. The majority of the traffic from the site will use the Coogan Boulevard entrance. Overall, they will be able to maintain the level of service at each intersection. Based on the guidelines it did not show that a signal was needed. The manual recommended an all way stop. The applicant is proposing a Rectangular Rapid Flashing Beacon for the mid-block crosswalk from StoneRidge. They are also recommending a radar speed display sign with the regulatory speed limit sign. The applicant is proposing to reserve a portion of the parking spaces to have less of an impact from the development.

Attorney Ted Ladwig reviewed the Municipal Fiscal Impact Analysis. The analysis shows that there will be a net positive of \$807,053 for the town annually. Additionally, there will be 430 construction jobs created and 360 permanent jobs. Mr. Ladwig commented that even if the project is phased there will be a positive municipal fiscal impact. The roads in the development will be private roads maintained by the development, therefore saving impact on the town.

Mr. Lynch asked the applicants to summarize significant differences between the Master Plan and the plans presented during the previous hearing for the GDD Zoning Text Amendment. Mr. Lattizori stated that the current plans are not materially different. Ms. Conway questioned the drop-in service at the intersection of Mistuxet Avenue and Jerry Browne Road. The service changed from 9.8 seconds to 10.6 seconds. Ms. Conway asked where the 176 reserve spaces would be taken from, Mr. Cegan responded that the lot near the medical building is a candidate and another area near the apartment building. Ms. Hoffman questioned how much modification they anticipate. Mr. Lattizori explained that they have already gotten deeply into the details for the residential side and is far along with some of the details. Mr. Young questioned whether there is demand for the housing. They are completing a market feasibility study but with Electric Boat hiring 14,000 employees over the next five years there will be a demand. They are also working with medical providers for the commercial/academic side.

Public Comment in Favor:

David Hammond, chair of the Economic Development Commission called attention to the memo by EDC about the fiscal benefits and that they support the application.

Tim Murray, spoke in support of the application and Mr. Lattizori's commitment to a project that will benefit the town greatly.

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Ken Richards, chief and fire marshal of Old Mystic Fire Department stated their support of the master plan application and have no reservations regarding fire protection.

Robert Arruda, owners of Mystic Mailbox stated they are in favor of the application and think it will be beneficial to the community.

Keith Sorenson, SVP of facilities of Mystic Aquarium spoke in support of the application and are grateful for Mr. Lattizori keeping them informed throughout.

Richard Kisner, Executive Director of StoneRidge spoke in support of the application and are excited about the potential medical uses and services.

Todd Brady, Past Chair of the Downtown Mystic Merchants Association, spoke in support of the application and its ability to attract people to stay in the region.

Gracelyn Guyol, spoke in support of the application and that it fits well with the area and hopes to be a tenant with a holistic mental health clinic.

Blunt White, spoke in support of the application and the positive fiscal impact to the town.

Peggy Roberts, president of the Greater Mystic Chamber of Commerce spoke in favor of the application and its benefit to the town and region.

Rick Petracelli, resident of StoneRidge who has been following the development of this land and believes this is the best use for the property.

Terry Hall, chairman of the Perkins Farm committee at StoneRidge spoke in support of the application specifically the medical services.

Bob Hannon, commercial real estate lender and resident stated that Mr. Lattizori has a great reputation and will be assisting with financing for the project.

Kevin Baldor spoke in support of the application.

Chuck Sneddon, resident and former commission member, spoke in support of the application and zone change and stated that this process is good for the commission and the project will be great for the community.

Ann Bergandall, realtor stated that she has seen a big increase of seniors that still want to live on their own but do not want to have property maintenance. There has also been an increase in interest in Mystic.

Ruth Walsh, chairman of the StoneRidge residents association spoke their support.

Public Comment Against:

Susan Hibbert, resident of Jerry Browne Road stated objection to the secondary entrance. She has discussed this with the applicant and they responded that it will be difficult to relocate. Ms. Hibbert requested that consideration be given to moving the secondary access road.

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General Comments:

Gary Hartley, resident of Jerry Browne Road questioned the calculation of the education expenses in the Municipal Fiscal Impact Study.

Ms. Hoffman explained that the formula has been vetted and is usually accurate dependent on the type of housing.

Rebuttal:

Mr. Cegan explained that this was discussed at length with the police commission. Opening up the site at this spot would disturb a large amount of the character of the site and would cause internal traffic issues. Mr. Sullivan stated that they looked at this several times and determined that this is a reasonable distance from the intersection to not line it up. This would also increase traffic on Pequotsepos Road rather than the safer Mistuxet Avenue.

Mr. Brynes reviewed the staff report and the feasibility of the plan. Mr. Brynes stated that their conclusion is that the project is feasible. The plan also conforms to a number of tasks from the Plan of Conservation and Development.

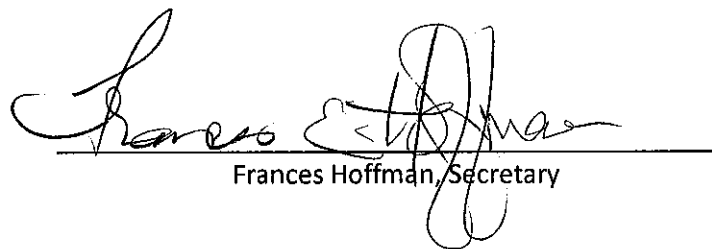
Mr. Mastroianni moved to close the public hearing, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Mr. Lynch moved to approve the application with one stipulation recommended by staff, seconded by Ms. Hoffman, Mr. Lynch reviewed the tasks for the commission to review and their standing. The vote was taken, 5-0, motion approved. Effective date of the Zone Change is February 6, 2017.

Stipulation:

1. Required bonding and inspection fees shall be required prior to construction. Details will be established during Site Plan review.

Mr. Lynch moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, the meeting adjourned at 10:00pm.



Frances Hoffman, Secretary