

## Regular Meeting

The 1559<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday January 19, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman John Prue at 7:00pm. Also present for the meeting were Commissioners Curtis Lynch, Gardner Young, David Rathbun, and Frances Hoffman; Alternates Lynn Conway and Shaun Mastroianni; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Alternate Harry Boardsen was absent.

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

**Minutes:**

Ms. Hoffman moved to approve the minutes of the January 5, 2016 meeting, seconded by Mr. Lynch. Ms. Hoffman recommended four amendments, the vote was taken, all in favor 5-0, motion approved.

Ms. Hoffman moved to approve the minutes of the January 14, 2016, site walk, seconded by Mr. Lynch, all in favor 5-0, motion approved.

**Administrative Review:**

**PZ1132SUP & CAM Clara M. Coogan Trust** – Special Use Permit & Coastal Area Management Review Applications for phased development of a 245-unit Congregate Living Facility (Masonicare) on 18.02 acres to be created through subdivision of ±52.07 acre parcel. Phase 1 proposes 125 units and Phase 2 proposes 120 units. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RA-40. **Request approval for changes to site plan and architectural design.**

The commission conducted a site walk January 14, 2016 to view current construction and review the proposed changes. Mr. Brynes summarized the proposed changes and reiterated Town Engineer comments regarding erosion and sedimentation control. Mr. Lynch questioned whether the changes will create major impacts in bulk, aesthetics, environment, town infrastructure, or walkways and pathways.

Joe Mastronunzio, Brom Builders, presented the original site plan and explained the proposed changes. Development in the initial proposal was to be a 2-phase construction: 125 units of assisted living and memory care, followed by the independent living facility in the second phase. The new proposal is for construction of 179 units in one building which follows the shape of both the initially proposed buildings, with the exception of two wings. Any future proposal for construction of the wings would require further approval by the commission. The applicant is also proposing to change the sewer to tie into the sewer at Clara Drive rather than laying new lines across Coogan Farm as previously approved by the WPCA. Mr. Mastronunzio stated that there will be no additional environmental impacts, the building size will be reduced slightly, but the building height will remain the same. The removal of the flagpole island from the parking lot is facilitated by building a two-way road around the property in support emergency vehicle access. The applicant still plans to tie in the site trails to Coogan Farm. The commission discussed placing a stipulation of approval regarding Coogan Farm trail connectivity but Mr. Vincent stated he will facilitate discussion with the parties rather than placing a stipulation. Mr. Rathbun stated concern with erosion on the north hill, and recommended some extra hay bales. Ms. Hoffman questioned the maintenance of the land area for Phase 2. Dick Strauss, CME engineer, stated that the land will be landscaped lawn or small shrubs. Mr. Prue questioned removal of benches, planters and outdoor decorative items such as pavers. The applicant explained that some have eliminated these due to budget restrictions and some due to safety concerns.

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John Sweeney, Masonicare representative, explained that outdoor items that are better suited for their residents needs and safety will be added to the site. He offered assurances that the project will be made to be as attractive as possible as it is in their interest to do so.

Ms. Conway had questions regarding tree sizes and the eliminated flagpole area.

Carlene Donnarummo, raised concern over the removal of decorative outdoor items and their relation to esthetics and quality of life for residents.

Kathleen Smith, resident of a property that abuts Coogan Farm, asked for clarification of a proposed tower as reported in a newspaper article. Mr. Mastronunzio explained that this was a misunderstanding and that it refers to the peaks that exist for architectural aesthetics. There will not be a tower on the property. Mr. Mastronunzio stated that Ms. Smith's view from her property will not be compromised.

Ms. Hoffman recommended more specific wording for staff-recommended stipulation #3 regarding stabilization of unprotected slopes. She expressed concerns regarding the process for board and commission reviews of the changes to this project and any similar future ones. Commissioners agreed to discuss the concern at a later time. Mr. Prue expressed his opinion that the changes to this project were too great to be handled under an administrative review, perhaps requiring a site plan modification.

Mr. Rathbun moved to approve the application with the stipulations recommended by staff, amending stipulation #3, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

**Stipulations:**

1. This approval does not include Phase 2 of the building. Development of Phase 2 will require further approval by this Commission to assure compliance with the Zoning Regulations.
2. Final plans shall be reviewed to the satisfaction of the Old Mystic Fire Marshal.
3. Final plans shall address the Town Engineer's comments dated 12/10/15. Unprotected slopes shall be stabilized as soon as possible; hay bales shall be placed at the bottom of the west slope, and the slope site shall be planted by May 15, 2016.

**Public Hearing(s):**

Ms. Hoffman read the call:

**PZ1526SUP & CAM Ocean Community YMCA** – Special Use Permit and Coastal Area Management applications for construction of a 12,500± sq. ft. addition to structure and the creation of additional parking to the rear of the building. Properties located at 1 Harry Austin Drive & Harry Austin Drive, Mystic. Assessor's Map 160 Block 6 Lots 11 & 14. Zone RC-120.

Mr. Rathbun moved to continue the public hearing to the February 16, 2016 meeting, seconded by Mr. Young, all in favor 5-0, motion approved.

**Commission Initiatives:**

Economic Development Commission request to the PZC that they act as applicant for a Zoning Regulation Text Amendment to allow Micro Breweries and Brewpubs

Blunt White, Economic Development Commission chair, spoke to a letter from Charles Buffum submitted to the commission regarding the current definition of breweries in Stonington's zoning regulations. Mr. Buffum's letter asked the commission to expand their definition to follow the recently approved regulation amendment and allow the retail sale of alcohol for consumption on premises. Mr.

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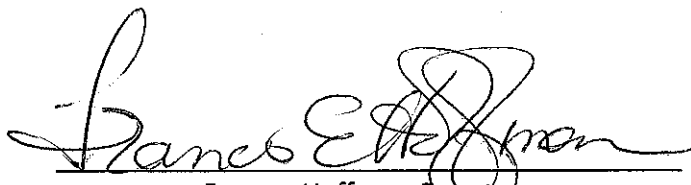
Prue questioned who the authority would be if an amendment for such were approved. Mr. Vincent stated that the state liquor control would maintain authority. Mr. Mastroianni raised concern with the commission being the applicant after requiring Mr. Rogers to be the applicant for his recent regulation amendment application. Mr. Rathbun recommended grouping together with some future amendments. Mr. White explained that Mr. Buffum was the applicant for the brewery text amendment originally and went through the process and recently the state has changed the Statutes. Ms. Conway recommended consistency among the micro-brewery/brewpubs and brewery definitions regarding catered events. Mr. Brynes explained that is because breweries are only allowed in the M-1 zone and catered events are not a normal activity in this zone.

Mr. Lynch moved to have the Commission be the applicant for a text amendment permitting the sale of beer at breweries for consumption on and off premises, seconded by Mr. Rathbun, all in favor 5-0, motion approved.

**Discussion of 2015 Plan of Conservation and Development Implementation Schedule:**

Mr. Vincent recommended prioritizing tasks that are non-regulatory and that regulation amendments could be addressed with a whole rewrite of the regulations. The commission discussed the process of prioritizing the tasks. The commission ranked the tasks for the commission as high, medium, and low. Staff will compile a list of the prioritized tasks for submittal to both the PZC and the POCD Implementation Committee.

Mr. Rathbun moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 10:01pm.



Frances Hoffman, Secretary