

Special Meeting

The 1608th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, February 6, 2018, 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; Alternate Fred Deichmann, Town Planner Keith A. Brynes, and Director of Planning Jason A. Vincent.

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

Minutes:

Mr. Lynch moved to approve the minutes of the January 16, 2018 meeting, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

Appointment of member to POCD Implementation Committee:

Mr. Rathbun moved to appoint Alternate Robert Hannon, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Old Business:

18-003ZON & GPP Kayla, LLC (J. Whewell) – Zoning and Groundwater Protection Permit applications for office/shop use and associated signage. Property located at 66 Voluntown Rd., Pawcatuck. Assessors Map 18 Block 2 Lot 6A. Zone HI-60.

Mr. Brynes explained the applicant's request to permit a change of use to general contractor's office on the site. The current permitted use is as a private, non-commercial storage garage. No site or external building changes are proposed. The building will be used as an administrative office, and the indoor storage of rooftop safety equipment and two motor vehicles, none of which will pose a risk to the groundwater resources. The proposal conforms to both the HI-60 and Groundwater Protection Overlay District requirements. A previous application for the same use on a separate site in the GPP overlay district was approved but the structure was not built.

Mr. Lynch moved to approve the applications, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

PZ1801CAM David Madacsi (R. Amaya) – Coastal Area Management Review application to accompany future zoning permit application for the demolition of existing and construction of a new single-family residence. Property located at 53 Roseleah Dr., Mystic. Assessors Map 175 Block 1 Lot 17. Zone MC-80.

Clint Brown, project engineer, presented the site plan. The applicant is proposing to tear down and construct a single-family home to Federal floodplain requirements. The application will eliminate several flood standard non-conformities, and will remove the onsite sewage and connect to the public sewer system. The applicant has received a variance from the Zoning Board of Appeals to reduce the setback from the Coastal Jurisdiction Line. Project architect, Rafael Amaya stated the top of the pier will be 18.5 feet high to give one foot of freeboard at the 500-year storm height. The materials are all designed to withstand storms and flooding. Mr. Philbrick questioned the depth of the screw piles and Mr. Amaya stated that they will be driven 25 feet into the ground with concrete cast within a synthetic cover, noting that borings have been performed to confirm that depth. Mr. Brown stated that the application is consistent with the Coastal Area Management Act.

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

PZ1802BR 30 Extrusion, LLC (Carl Bardy, Jr.) – Bond Release/Reduction application for work performed for the construction of a ±28,700 square foot mini-warehouse storage facility. Bond reduced 50% on 3/21/17. Property located at 30 Extrusion Dr., Pawcatuck. Assessors Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.

Mr. Brynes recommended the application be tabled to allow the applicant to address the Town Engineer's comments. The application was tabled.

Mr. Lynch moved to adjourn the meeting, seconded by Mr. Mastroianni, all in favor 5-0, the meeting adjourned at 7:15pm.



Shaun Mastroianni, Secretary