

Regular Meeting

The 1609th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, February 20, 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 Curtis Lynch, Ben Philbrick, and Gardner Young; Alternates Fred Deichmann and Robert Hannon, Town Planner Keith A. Brynes, and Director of Planning Jason A. Vincent. Commissioner Shaun Mastroianni and Alternate Lynn Conway were absent.

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

Minutes:

Mr. Lynch moved to approve the minutes of the February 6, 2018 meeting, seconded by Mr. Young, all in favor 5-0, motion approved.

Administrative Review:

CGS 8-24 Review of proposed municipal acceptance of Rockridge Subdivision Roads and Open Space (PZ0118SD). Blueberry Pond, Shea & Brannegan Drives, portions of Parkwood Dr. & Cronin Ave and open space parcels. Assessor's Map 13, Block 1, Lots 24 & 25.

Mr. Brynes reviewed the request, noting that the subdivision was approved in 2001, but due to the 2009 economic recession, the developer was unable to finish the road development. The Town used the project bond to finish construction and has been maintaining the roads for several years. The application also includes conveying some open space parcels, which would typically be conveyed to a land trust, but the proximity to Spellman Park makes it feasible for the town to accept the parcels.

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

PZ1706SUP Sea Research Foundation, Inc. – Request approval for a 2-foot increase in building height & 250SF addition to the previously approved Ocean Science & Conservation Center. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 2. Zone TC-80.

Aquarium representative, Keith Sorensen, presented the proposal for the modification, explaining that during the design process for building permits, some suggested changes came up. David Holmes, project architect, presented the plan and need for the changes. The fabricator of the building measures the eave height differently from the architect firm, causing a difference in height numbers. Also, the thickness rating for energy has also affected the height slightly. The applicant is also requesting a 250 square foot addition due to recent knowledge of additional mechanical equipment needs. The addition will be on a proposed connector on the rear of the building. The exterior of the building will be unnoticeable due to the elevations and orientation. The maximum height is still far below regulation with the modification.

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

Old Business:

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

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3/21/17. Property located at 30 Extrusion Dr., Pawcatuck. Assessor's Map 36 Block 4 Lot 2E. Zones M-1 & RR-80.

Mr. Brynes stated the work requested in the previous comments from the Town Engineer has been completed, and release of the bond is recommended. Mr. Lynch recommended a stipulation that the Department of Planning review all requirements prior to release.

Mr. Lynch moved to approve the application with one stipulation, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulation:

1. Department of Planning shall confirm completion of requirements prior to bond release.

The meeting recessed at 7:22pm and reconvened at 7:30pm.

Public Hearing 7:30pm:

PZ1803SUP 84 Liberty St., LLC (S. Ritacco) – Special Use Permit application for conversion of a two-family dwelling to a three-family dwelling. Property located at 84 Liberty Street, Pawcatuck. Assessors Map 3 Block 17 Lot 6. Zone RH-10.

Michael Cronin, attorney for the applicant, presented the application. The property is currently two apartments on three floors, the applicant is proposing to divide one of the apartments into two to create a three-unit dwelling. The property has been used as two apartments and a home occupation office since 2010. The lot is undersized for conversion to a three-dwelling unit however, the applicant has received a variance from the Zoning Board of Appeals for a reduction in the lot size requirement. Attorney Cronin reviewed the requirements for conversion to 3-family, noting that the proposal meets the Regulations. The applicant is not planning to make any structural changes to the interior, as it can function as a three-family as it currently exists. He stated that there is sufficient parking on-site, the exterior will be upgraded to meet handicap requirements, and with the exception of a stove in the ground floor unit, everything is complete.

The applicant, Attorney Sal Ritacco, spoke about the history of the home and the current situation of its use. The applicant is moving his law office and it is not economically feasible to rent the second and third floor space so they are attempting to divide this into two units. There are many three family units in the surrounding neighborhood, and some neighbors have provided letters in support for the application.

Mr. Lynch questioned if the application is in conformance with the variance. The applicant replied affirmatively. Mr. Lynch questioned if there are any health, safety and welfare issues. The property has been reviewed by the fire marshal and they have made all accommodations. Mr. Lynch questioned whether there will be an exterior work requiring a 3-D model. Mr. Cronin responded there will not be any exterior work.

There was no Public Comment.

Mr. Hannon stated that his question regarding the conversion to full residential from partial commercial was answered.

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

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Mr. Lynch moved to approve the application and waivers with a stipulation, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulation:

1. The law office shall be moved.

Mr. Lynch moved to adjourn, seconded by Mr. Philbrick, all in favor 5-0, the meeting adjourned at 7:56pm.

A handwritten signature in black ink, appearing to read 'SM', is positioned above a horizontal line.

Shaun Mastroianni, Secretary