

## Special Meeting

The 1611<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, April 3, 2018, at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman David Rathbun at 7:00 pm. Also present for the meeting were Commissioners Shaun Mastroianni, Ben Philbrick, Gardner Young, and Curtis Lynch; Alternates Fred Deichmann, Robert Hannon, and Lynn Conway; Town Planner Keith A. Brynes, and Director of Planning Jason A. Vincent.

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

**Minutes:**

Mr. Young moved to approve the minutes, seconded by Mr. Mastroianni, Mr. Young recommended amendments to the minutes, the vote was taken on the amended minutes, all in favor 4-0, motion approved.

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

**Commission Initiatives:**

Preliminary Discussion of Accessory Apartment Regulations

It was brought to the attention of the Department during the comprehensive rewrite of the regulations that there are some issues with the way the Accessory Apartment regulations are written and how they should be enforced. Staff has compiled a report for the commission. Mr. Vincent stated they would also like to have a workshop with public input prior to moving forward. Mr. Rathbun directed the commission to provide feedback to staff this month to preface the workshop. Mr. Brynes will be taking the lead on this task and feels that it could be accomplished without deprioritizing other tasks. Commissioners discussed preferences for conduct of the public input forum, allowing for comments from anyone in attendance.

**Administrative Review:**

**PZ1619SUP & GPP TOS West Vine Street School** – Request approval for temporary placement of storage containers during construction of school facility. Property located on West Vine St., Pawcatuck. Assessors Map 16 Block 12 Lot 2. Zone RH-10.

Mr. Brynes explained that the containers are used to store building materials on site during construction. They are currently on the school site and the applicant is looking to relocate them to the small Town-owned parking lot across from the school. There will continue to be sufficient parking on the school site throughout the construction.

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

**PZ1805SUP HMD Holdings, LLC (H. Macris)** – Request approval of landscape and lighting plans for previously approved application. Property located at 8 Summit St., Mystic. Assessors Map 174 Block 10 Lot 1. Zone RH-10.

Mr. Macris presented the landscape plan explaining the proposed planting of trees around the perimeter of the property. The only additional clearing will be of brush, vines, saplings, and invasive weeds, not older-growth, healthy trees. They have also met with representatives of the Church Street

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apartments, agreeing that they will both work to maintain the right-of-way. Clearing and replanting is also planned in this area. Chairman Rathbun asked if they will have someone come in and maintain the overgrowth trees. Mr. Macris stated they will have a tree service inspect and evaluate the status of the trees. The landscaping plans shows Leyland Cyprus planted around the west, north, and east perimeter of the parcel. Mr. Macris questioned the timing based on the seasonal timing of planting. Mr. Vincent recommended a consent and abeyance agreement to satisfy the goals of the commission. The plantings must be in place by December 31, 2018. Ms. Conway asked for clarification on when the lights will be used in relation to the hours of operation. Mr. Macris stated they are programmable "intelligent" lights which will be building-mounted and used only when necessary.

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

**Old Business:**

**PZ1809SPA Extrusion Drive, LLC (TOS BOE)** – Site Plan Application for construction of a school bus depot to include: a gravel parking area for 26 busses, 5 vans, and 33 employee parking spaces; fuel tank; and 13.34' x 42' office structure. Property located at 40 Extrusion Drive, Pawcatuck. Assessors Map 36 Block 4 Lot 2D. Zone M-1.

Greg Fedus, Fedus Engineering, presented the application. The applicant is proposing a bus depot with access from Extrusion Drive and Constitution Drive. Most of the site will be parking for buses, vans, and employee vehicles. There will be a small office building, fueling station, and dumpsters. The employee lot serves as part of the storm water management system, as well as multiple rain gardens on site to manage storm water. They have received a permit from the Inland Wetlands Commission for the proposal. They addressed comments from the Pawcatuck Fire Marshal, stating that there will be a paved pad under the fueling area. They plan to meet and satisfy all of the Fire Marshal's concerns and have addressed the Town Engineer's comments, as well. There will not be repairs and maintenance on site, only refueling. Ms. Conway asked whether the lighting will be on all night. Mr. King stated that if the Commission prefers the lights be turned off at a certain time of night they will comply. The commission discussed motion detectors to deter vandalism, but not have the lights on all night. The property does not have residential abutters. The applicant is working with staff to comply with landscaping requirements for the lot. Mr. Young asked for clarification on the process for fuel leaks. The applicant clarified that they would just have to remove the contaminated gravel and bring in new gravel. The fuel storage tank has a containment system for leaks. Mr. Brynes reviewed the recommended stipulations and those discussed regarding lighting and spill prevention.

Mr. Lynch moved to approve with stipulations, 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 the satisfaction of the Town Engineer and Pawcatuck Fire Marshal.
3. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits for development 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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4. Landscaping plan to be reviewed to the satisfaction of the Department of Planning. Parking lot landscaping requirements are applicable to the employee parking area, with the exception of frontage strip landscaping per Section 7.10.6.4 & .5.
5. Spill Prevention, Control and Countermeasure (SPCC) Plan approval from EPA shall be provided to the Department of Planning prior to issuance of a Certificate of Zoning Compliance.
6. Site lighting shall be turned off after 10:00PM. Motion detection lighting is authorized

Mr. Lynch moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, the meeting adjourned at 7:57pm.

A handwritten signature in black ink, appearing to read 'S. Mastroianni', is written over a horizontal line.

Shaun Mastroianni, Secretary