

Special Meeting

The 1589th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, April 4, 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 and Gardner Young; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioners Fran Hoffman and Shaun Mastroianni, and Alternates Harry Boardsen and Lynn Conway were absent.

Seated for the meeting were David Rathbun, Curtis Lynch, and Gardner Young.

Mr. Lynch moved to table the minutes, seconded by Mr. Young, all in favor 3-0, motion approved.

Administrative Review:

17-055ZON Mystic Oil Co., Inc – Zoning Permit application for an 80" x 36" propane tank exchange cage. Property located at 66-74 Whitehall Ave., Mystic. Assessor's Map 165 Block 4 Lot 1. Zone GC-60.

Mr. Brynes explained that the Mystic Mobil Station has proposed to install a propane cage for storage of propane tanks for retail exchange, noting that the property is not in the Groundwater Protection Overlay District.

Mr. Lynch moved to approve the application, seconded by Mr. Young, all in favor 3-0, motion approved.

Commission Initiatives:


- Comprehensive Plan Update

Mr. Vincent presented the draft project program proposed in two stages, first reorganizing the existing zoning regulations, and then work on actual changes to the regulations. Staff is recommending reorganizing the regulations into three parts: Zones and Uses, Standards, and Administrative. The structural change is projected to take about three months to complete. Staff has been conducting public workshops to get feedback on new regulations and zones. The update is intended to make the zoning regulations more user friendly and easier to understand.

- LS-5 Buffers Workshop

Mr. Vincent explained that the regulations require a more restrictive buffer within the LS-5 district where properties with commercial uses abut properties with residential uses. Upon further review, it's noted that the majority of properties in the LS-5 zone are non-conforming. Currently, zoning also has buffers on parcels where the sale of alcohol is permitted, but it is noted that the vast majority of complaints come from live entertainment on such sites, rather than the alcohol sales. This makes it very difficult for commercial activity to take place in a commercial zone. The commission agreed that staff should review the buffers and work on a new application to update buffer regulations.

Mr. Lynch moved to adjourn, seconded by Mr. Young, all in favor 3-0, the meeting adjourned at 7:19pm.



Frances Hoffman, Secretary