

## Special Meeting

The 1593<sup>rd</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, June 6, 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, Gardner Young, Shaun Mastroianni, and Frances Hoffman; Alternate Harry Boardsen, Town Planner Keith Brynes, and Director of Planning Jason Vincent. Alternate Lynn Conway was absent.

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

**Minutes:**

Ms. Hoffman moved to approve the May 16, 2017 meeting minutes, seconded by Mr. Mastroianni, Ms. Hoffman recommended a correction, all in favor 5-0, motion approved.

**Reports:**

Commission - Discussion of draft "PV-5" Zoning Regulations for Downtown Pawcatuck

Mr. Vincent discussed the results of the public workshop regarding a new district for Pawcatuck. The goal is to create separate planning districts for downtown Pawcatuck, Old Mystic, and downtown Mystic to address individual neighborhood characteristics. This is the first village they are working on and it is hoped that it will allow for more creative development in the area. Mr. Rathbun recommended moving forward with an application that can be tweaked during the public hearing process.

**Administrative Review:**

**17-109ZON J. Andre Maurice** – Zoning permit application for the construction of stairs through the Non Infringement Area. Property located at 36 Riverbend Dr., Mystic. Assessor's Map 165 Block 3 Lot 18. Zones RA-40 & GBR-130.

The applicant is requesting permission to build stairs to access the Mystic River for boat access in the future. The work will not extend beyond the coastal jurisdiction line.

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

**CGS 8-24 Review** for municipal acceptance of roads associated with the Grandview Farm Subdivision (PZ0803SD). Grandview Farm Dr., Cedar Grove Ln. and a portion of Somerset Dr.

Mr. Lynch moved that municipal acceptance of these roads is consistent with the Plan of Conservation and Development, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

**Old Business:**

**PZ1714BR Cherenzia Excavation (Masonicare)** – Bond Reduction application for work performed under **PZ1132SUP & CAM Clara M. Coogan Trust** applications for development of a Congregate Living Facility. Property now located at 45 Clara Dr., Mystic. Assessor's Map 172 Block 2 Lot 5B. Zone RM-15.

Based on the work completed to date, the Town Engineer and Zoning Official have recommended a 78% reduction of the original \$181,298.00 bond. Cherenzia Excavation noted that the project was scaled back resulting in them paying a larger bond than was necessary. The sewer connection was more direct and only one construction entrance was needed.

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Mr. Lynch moved to approve a reduction to \$39,600.00, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

The meeting recessed at 7:21pm and reconvened at 7:30pm.

**Public Hearings:**

**PZ1709SUP Martin Olson Irrevocable Trust (C. Regan)** – Special Use Permit application to create 12,226 SF of space for a financial services office. The proposal includes a 2,871SF addition to the structure (Building 22), that was previously approved for reconfiguration to downsize an existing restaurant to create a second leasable area. Property located at 27 Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80. *Continued from 5/16/17.*

Attorney William Sweeney presented on behalf of the applicant. The applicant is proposing to locate a financial services office in a portion of Building 22 where Go Fish restaurant previously occupied the entire building. They have downsized the restaurant and have an agreement with a national financial services office occupy the space. The applicant's proposal meets the floor area ratio requirements and has sufficient parking.

Peter Springsteel, project architect, presented the plans for the proposed offices. The proposed addition will have a gable roof and architectural features that will match the village. The applicant was scheduled to come before the Architectural Design Review Board, but it was unable to seat a quorum. The commission questioned the Town Engineer's comment regarding fire access. The applicant provided feedback from the fire marshal noting that code requires 20 feet and they currently have 25 feet. The Town Engineer raised concern with access to the rear of the building. The applicant has stated that this is a pre-existing non-conformity that is not increasing with the rear addition.

No Public Comment

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

Mr. Lynch moved to approve the request for waivers and the special use permit with the stipulations recommended by staff, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

**Stipulations:**

1. Proposed signage shall conform to Section 7.12 of the Zoning Regulations.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer.

**PZ1711SUP Martin Olson Irrevocable Trust (Jealous Monk)** – Special Use Permit application to allow a 36-square foot sign on the building side facing Coogan Blvd., Mystic. Assessor's Map 164 Block 3 Lot 1. Zone TC-80.

Bill Middleton, owner of Jealous Monk, presented the application. The 18-square foot sign allowed by right was quite small in comparison to the size and scale of the building and distance from the road. They had originally planned to do a roof sign, but regulations forbid roof signs. The property has a history of roof signs on that specific building. Mr. Middleton stated that the hardware to affix a sign to the roof is still present. Mr. Brynes and Mr. Vincent explained that in the state there is not a time limit to allow for the non-conformity to be unused, but rather the intent for abandonment.

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## Public Comment in Favor:

Lisa Konicki, Ocean Community Chamber of Commerce president, spoke in favor of the application based on the size and scale of the proposed sign.

Chris Regan, property manager of Olde Mistick Village, stated that the previous approval that allowed the movie theater's sign to be reinstalled on their roof is comparable to the current application.

The commission has to decide whether they interpret this as a legal nonconformity or as requiring a special use permit.

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

Mr. Lynch moved to recognize the 71 square foot sign on the roof of the Jealous Monk building at 27 Coogan Boulevard as a legal pre-existing non-conformity, seconded by Ms. Hoffman, the vote was taken 4-1, motion approved.

Roll Call: Young – approve, Hoffman – approve, Lynch – approve, Rathbun – approve, Mastroianni - deny

Mr. Middleton withdrew application PZ1171SUP Martin Olson Irrevocable Trust (Jealous Monk).

Mr. Vincent proposed asking the Board of Selectman to create a Storm Water Management Task Force to work on the MS4 application process. Creation of such a Task Force is a recommended task in the POCD.

Mr. Lynch moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 8:21pm.



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Frances Hoffman, Secretary Acting  
Shawn Mastroianni