

Regular Meeting

The 1616th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, June 19, 2018 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner Gardner Young at 7:00 pm. Also present for the meeting were Commissioners Ben Philbrick and Curtis Lynch; Alternate Fred Deichmann, Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner Shaun Mastroianni arrived late. Chairman David Rathbun and Alternate Lynn Conway were absent.

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

Minutes:

Mr. Philbrick moved to approve the minutes of the June 5, 2018 meeting, seconded by Mr. Deichmann, all in favor 3-0-1.

Roll Call: Young – approve, Philbrick – approve, Deichmann – approve, Lynch - abstain

Commissioner Mastroianni arrived and was seated.

Administrative Review:

18-107ZON PMSM SAMP LLC – Zoning permit application for renovations to hotel restaurant & banquet space. Proposal includes dividing 1 large space into 6 smaller units, & minor exterior renovations. Property located at 9 Whitehall Ave., Mystic. Assessor's Map 164 Block 1 Lot 3. Zone TC-80.

The Mystic River Inn (formerly Ramada), has a large restaurant and banquet space which due to new food preparation technologies and other banquet facilities in the area, the owners have not been able to acquire tenancy. They propose to divide the area into six smaller spaces and make some exterior changes to the structure. Mr. Brynes noted that the application conforms to the bulk and use requirements and reviewed the recommended stipulations. Mr. Lynch asked what the direction is for the signage plan. Mr. Brynes stated they will likely take the larger sign and divide it among the multiple businesses.

Mr. Lynch moved to approve the application with the stipulations recommended by staff, seconded by Mr. Deichmann, Mr. Philbrick asked for clarification that there will be a secondary exit for each restaurant. Owner Yogi Patel verified that the secondary exits will be provided. The vote was taken, all in favor 5-0, motion approved.

Stipulations:

1. The number of seats for the 6 restaurant spaces shall not exceed a combined total of 336.
2. No changes to signage are approved with this application. A Multi-Tenant Signage Program shall be approved by the Commission prior to the issuance of any signage permits.
3. Retail uses may also be permitted without further Commission approval.

18-111ZON AEC CBSTNCT002 LLC – Zoning permit application for change of use from Financial Institution to Medical Clinic (dental). Modify canopied drive-up as enclosed area. Property located at 46 West Broad St., Pawcatuck. Assessors Map 3 Block 28 Lot 4. Zone PV-5.

A dental office (Heartland Dental) is proposed for the former Citizens Bank building. The applicant would like to enclose the canopied area for additional office space. The exterior and parking will remain as it is. Mr. Mastroianni asked for clarification on whether there would be a door in the new area, staff confirmed there will not be.

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

Correspondence:

Jim Stanton request for Commission to rezone 4 parcels on the north side of Edgemont Street from M-1 to LS-5.

Mr. Lynch asked Mr. Vincent to provide background information on the request. Mr. Vincent stated that they have been working with the neighborhood to explore alternate options for re-zoning the area. Most property owners did not feel they were impacted and did not want to see change. The neighborhood brought concerns of traffic and added development that changing the zoning district would bring. Given the lack of neighborhood desire for a change, the Economic Development Commission took it off their agenda as an action to pursue. One of the property owners would like relief from issues with the M-1 zone designation. Mr. Mastroianni recommended the Commission take no action and allow those interested parties to come forward with an application. The Commission was in agreement.

Mr. Vincent stated that Robert Hannon has submitted a letter of resignation from his position as an Alternate on the Planning & Zoning Commission.

Mr. Lynch moved to adjourn, seconded by Mr. Philbrick, all in favor 5-0, the meeting adjourned at 7:24pm.



Shaun Mastroianni, Secretary