

## Regular Meeting

The 1595<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, July 18, 2017, at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner David Rathbun at 7:00pm. Also present for the meeting were Commissioners Curtis Lynch, Gardner Young, and Frances Hoffman; Alternate Harry Boardsen, Town Planner Keith Brynes, and Director of Planning Jason Vincent.

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

**Minutes:**

Ms. Hoffman moved to approve the June 6, 2017 meeting minutes, seconded by Mr. Lynch, Ms. Hoffman recommended corrections. The vote was taken on the amended minutes, all in favor 5-0, motion approved.

Ms. Hoffman moved to approve the June 20, 2017 meeting minutes, seconded by Mr. Young, Ms. Hoffman recommended corrections. The vote was taken on the amended minutes, all in favor 5-0, motion approved.

**Administrative Review:**

**PZ0554SUP Dodson Boatyard, Inc.** – Requesting modification of the area for emergency access under the viaduct: discontinuing an area between the westerly buffer area & a SBC (SNET) easement, replaced by the 25-foot buffer along the westerly side of the Viaduct. Property located near Main & Mathews Streets, Stonington. Assessor's Map 101 Block 26 Lot 1. Zone MC-80.

Mr. Brynes summarized the application. The application is proposing to relocate the emergency access by the viaduct and remove an easement. The fire department commented that the change is agreeable to them.

John Paul Mereen explained that the easement does not lead anywhere at this point in time since it does not connect to a property. The fire department is happy with the new configuration.

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

**17-155ZON 29 West Broad St., LLC** – Zoning permit application for change of use from Personal Services to Office for engineering services company. Property located at 29 West Broad St., Pawcatuck. Assessor's Map 1 Block 4 Lot 7. Zone DB-5.

The applicant previously received approval from the commission for mixed use, residential upstairs and commercial on the ground level. The applicant is proposing to change the use from a hair salon to engineering firm.

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

Mr. Vincent reported on the forum conducted by the Department of Planning and the Economic Development Commission about the TC-80 zone.

## Regular Meeting

The meeting recessed at 7:25pm and reconvened at 7:30pm.

**Public Hearing 7:30pm:**

**PZ1712SUP Mystic Depot Roasters** – Special Use Permit application to expand from Retail Restaurant use with 9 additional indoor seats and 47 outdoor seats. Property located at 2 Roosevelt Ave., Mystic. Assessor's Map 174 Block 17 Lot 5. Zone LS-5.

David Crompton, owner presented their application. Mr. Crompton explained that they have a great deal of summer travelers that are in need of seating during the busy season. Most of their customers are traveling by train and are dropped off or picked up and do not require parking.

**Public Comment in Favor:**

Jon Hendel, owner of the Henny Penny directly across the street spoke in support of the application.

**No Public Comment Against or General Public Comment**

Mr. Brynes stated that staff did not see any problems with the application.

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

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

**Stipulation:**

1. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.

Mr. Boardsen recused himself from the following public hearing.

**PZ1716SUP & CAM KAC, LLC (Angela Kanabis)** – Special Use Permit & Coastal Area Management Review applications for a new, mixed use 7500 SF structure with main level commercial use (restaurant with liquor permit), and two upper level residential units. Property located at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.

Mark Comeau project architect presented the application. Mr. Comeau gave the history of the lot over the past 25 years. The proposed footprint for the new building is very similar to a previously approved project that never moved forward. A great deal of work was done to prepare the site as well as the foundation. There is an existing apron that the applicant is proposing to keep and a portion of the site is paved. The landscaping to provide screening has been installed as well. The building was designed with the neighborhood and fellow restaurants in mind. The ground floor will be a restaurant and the upper two floors will have two townhomes. The applicant explained the parking calculation. Five spaces are currently being used by Bravo Bravo, their neighbor across the street.

George Kanabis, attorney for the applicant, explained that the owners of this property own Bravo Bravo are negotiating with the Whaler's Inn to continue operating at that location. If they are unable to come to an agreement they will use this property for the restaurant. If they do come to an agreement they will request a modification to change the ground floor to retail.

## Regular Meeting

Mr. Comeau presented several properties around the town that would be good potential spots for metered parking lots.

Frank Marafioti, project engineer stated that they have addressed the Town Engineer's comments but he has not had the chance to respond.

The commission recommended that the hearing be continued to the next meeting so that the Town Engineer has the chance to respond.

Mr. Comeau reviewed issues with meeting the 20 percent open space requirement and asked for the commission's thoughts.

Mr. Young questioned the timeline of the negotiations about Bravo Bravo. Mr. Kanabis stated that he doesn't have a timeline for a resolution.

Public Comment in Favor:

Rod Desmarais, resident of Mystic and business owner spoke in favor the application. He stated that he understands that the parking situation is difficult but does not think it should dictate the future of the community. He stated that most people traveling to Mystic are coming for the destination and one specific restaurant will not increase the traffic. Mr. Desmarais urged the commission to keep an open mind about parking, and not stunt growth because of concerns over it.

No Public Comment Against

General Public Comment:

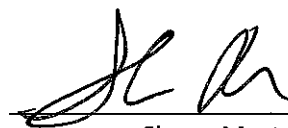
Paul Sartor, resident of Jackson Avenue, stated that the parking issue is a reality. He stated that the property owners should be held to the regulations.

Rebuttal:

Mr. Kanabis stated that the applicant is requesting a parking reduction but it is provided for in the regulations.

Mr. Lynch moved to continue the public hearing to the September 5, 2017 meeting, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Mr. Lynch moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 8:34pm.



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Shaun Mastroianni, Secretary