

Special Meeting

The 1620th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 4, 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 were Commissioners Shaun Mastroianni, Ben Philbrick, and Curtis Lynch; Alternates Fred Deichmann and Lynn Conway; Town Planner Keith Brynes. Director of Planning Jason Vincent and Chairman David Rathbun were absent.

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

Minutes:

Mr. Deichmann moved to approve the minutes of the August 21, 2018 meeting, seconded by Mr. Philbrick, all in favor 4-0-1.

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

Administrative Review:

18-154ZON KAC Realty, LLC (M. Comeau) – Zoning permit application for modifications to previously approved applications for construction of a new, mixed use structure. Changes include changing residential units to two 2nd floor and one 3rd floor, and exterior building renovations. Property located at 17-19 East Main St., Mystic. Assessors Map 174 Block 2 Lot 4. Zone DB-5.

Mark Comeau, project architect, presented the proposed changes. The project was previously approved for two residential units but after beginning buildout, they realized the units were too large for the current market. They now propose two units on the second floor and one unit on the third floor. They have reduced the restaurant parking to accommodate this change. They are also proposing some changes to the roof design and building height by adding a full dormer, and removing the cupola, allowing for the mechanicals located on the roof to be masked by the dormers. They are proposing to remove the rear handicap ramp and replace it with a mechanical lift, requiring relocation of the doorways.

Mr. Lynch stated he would like the Architectural Review Design Board to review the proposed changes. Mr. Deichmann questioned whether the lift can be operated by an individual using it. Mr. Comeau stated that it would be an unattended lift so it could be accessed by the user. They also have a backup generator onsite to run the lift. Mr. Deichmann questioned how the number of restaurant seats is monitored. Mr. Brynes explained that the zoning official monitors seats. Mr. Deichmann expressed concern with the changes being brought to the commission after much of the building has been built. The building official put a stop work order on the top two floors until changes are approved. Ms. Conway asked for clarification of the number of bedrooms and some of the design elements. Mr. Philbrick requested updated drawings of the changes and felt a new special use permit application was required. The commission discussed whether a Special Use Permit would be required.

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Mr. Mastroianni arrived.

Applicant Angela Kanabis questioned whether they could continue with the first-floor construction. Mr. Brynes responded that they will still be able to move forward on the restaurant. Mr. Comeau stated that he was informed that this should be treated under administrative review otherwise they would have submitted back in July for a special use permit. Mr. Brynes clarified that it was explained to Mr. Comeau that the request for the changes needed to go before the commission as an administrative review for their interpretation as to whether a special use permit was required.

Mr. Comeau withdrew the zoning permit application, stating they would return to ADRB with new plans and submit a new special use permit to PZC.

PZ1814SUP & CAM 2X Nice, LLC (M. Comeau) – Request reconfiguration of parking for previously approved application: increase total on-site spaces from 6 to 7, and exterior building renovations. Property located at 19 Roosevelt Ave., Mystic. Assessors Map 174 Block 15 Lot 5. Zone LS-5.

Mr. Comeau reviewed the parking proposed. They have worked with the neighbors to add an additional parking space and proposed a lift to allow for a more accessible entrance to the building. Ms. Conway asked for clarification that this would also be a non-attended lift so anyone may use it. It would also have generator back up. Mr. Deichmann recommended a stipulation for approval of the building official.

Mr. Lynch moved to approve the request with the stipulation recommended by staff, and that the lift be non-attended with a generator back up, and be approved by the building official. Motion seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Stipulations:

1. Handicap parking space may be relocated closer to the building if required.
2. The handicap lift shall be non-attended with a generator back up, and be approved by the building official.

Seated for the public hearing were Gardner Young, Ben Philbrick, Curtis Lynch, Lynn Conway, and Shaun Mastroianni.

Public Hearing:

PZ1823SUP 1189 Pequot Trail, LLC (R. Valenti) – Special Use Permit application to convert existing 5-bedroom residence into a 5-unit Bed & Breakfast facility. Property located at 1189 Pequot Trail, Mystic. Assessors Map 135 Block 2 Lot 1. Zone GBR-130.

Applicant Rob Valenti presented the application. He and his family have purchased a historic home on 78 acres which they would like to utilize as a bed and breakfast. The home will remain the same and just be brought up to date on the exterior, making the rear staircase code

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compliant, and performing some minor interior modifications. The home is a half mile off the road and there should be no significant impact to the neighborhood. There will be an owner living there to manage the property. The property will allow for boarding and riding of horses. They are looking to keep it as a farm and would fit with the agricultural heritage district. They may apply for a zone change for that in the future.

No Public Comment

Mr. Brynes reviewed the recommended stipulations.

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

Mr. Lynch moved to approve the application with the stipulations recommended by staff, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Stipulations:

1. Any detached sign shall be a maximum of 6SF per section 6.6.17.9.
2. All relevant requirements of Section 6.6.17 shall be met including Building, Health and Fire Code requirements.
3. Per 6.6.17.10, the bed and breakfast shall be the principal residence of the owner of the facility.

Mr. Mastroianni moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 8:07pm.


Shaun Mastroianni, Secretary