

## Special Meeting

The 1598<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, September 5, 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 Ben Philbrick; Alternate Lynn Conway; and Director of Planning Jason Vincent. Alternate Harry Boardsen and Town Planner Keith A. Brynes were absent.

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

**Minutes:**

Mr. Lynch moved to approve the minutes of the July 18, 2017 meeting, seconded by Mr. Young, all in favor 5-0, motion approved.

Mr. Young moved to approve the minutes of the August 15, 2017 meeting, seconded by Mr. Lynch, all in favor 5-0, motion approved.

**Administrative Review:**

**Temporary Healthcare Structures** – Discussion of SB 922: an act to allow municipalities to permit residents to install temporary health care structures on their property. The statute provides for municipalities to opt-out in order to prevent installation or provide time to develop their own framework for regulating the structures.

Mr. Vincent explained this recently passed law regarding temporary health care structures. The town may opt out but that would have to be decided by town meeting. Mr. Vincent recommended that if it were adopted, the planning department can create a zoning permit process for the structures. Mr. Young stated that there is local support for this bill as well as state support. Mr. Vincent explained the zoning enforcement measures that can be taken when there is non-compliance with a permit. Mr. Vincent recommended that Staff develop a draft operating procedure for permitting and enforcement of the structures. The Commission discussed the limitations and qualifications of the structures as well as the process for permittees.

**Correspondence:**

Correspondence from First Selectman regarding regulations on the keeping of hens.

Mr. Lynch questioned whether this is something that is better managed by town ordinance. Mr. Vincent discussed zoning regulations and how it is a difficult tool to use for management. Changing the zoning code still wouldn't prevent those previously permitted to keep chickens. The Commission agreed to have the Selectmen consider the issue for an ordinance.

**Public Hearing(s):**

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

**PZ1720SPA & CAM Greylock Property Group (Edgewood Mac, LLC)** – Site Plan Approval & Coastal Area Management Review applications for the proposed development of 42 residential townhouse units in 7 individual structures, and a separate, one-story, 8-bay garage. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.

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Mr. Young moved to continue the hearing to the October 3, 2017 meeting seconded by Mr. Lynch, all in favor 5-0, motion approved.

Seated for the following public hearing were Shaun Mastroianni, David Rathbun, Curtis Lynch, and Gardner Young. Commissioner Ben Philbrick was not seated as he was not present to hear the initial public hearing on 7/18/17.

**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 2 upper level residential units. Property located at 17-19 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 4. Zone DB-5. *PH continued from 7/18/17.*

Mr. Vincent explained that the public hearing had been continued to allow the applicants time to address review issues concerning parking and open space requirements, as well as the town engineer's comments.

Project Architect, Mark Comeau, stated that the parking lot will be dedicated to the new facility and the required number of spaces has been satisfied. They have also resolved their open space issue by proposing to use geo-pavers and plant grass in the area leading to the bicycle parking. Mr. Comeau further noted that the Town Engineer's comments have all been satisfied.

Chairman Rathbun questioned whether the shared parking from the restaurant's previous location would be abandoned. Mr. Vincent explained that it would be and the restaurant that remains would need to reduce its number of seats to be in conformance.

Mr. Vincent explained the two recommended stipulations regarding filing of the Special Use Permit and maximum seating notice.

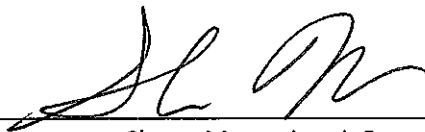
Mr. Young moved to close the public hearing, seconded by Mr. Lynch, all in favor 4-0, motion approved.

Mr. Lynch moved to approve the request for waivers, the draft resolution, and recommended stipulations, seconded by Mr. Young, all in favor 4-0, motion approved.

Stipulations:

1. Final plans shall be filed in the Land Evidence Records prior to the issuance of a Zoning Permit.
2. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.

Mr. Mastroianni moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 7:41pm.



Shaun Mastroianni, Secretary