

Special Meeting

The 1622nd meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 2, 2018 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order at 7:00pm by Chairman David Rathbun. Also present for the meeting were Commissioners Gardner Young, Shaun Mastroianni, and Ben Philbrick; Alternate Fred Deichmann, Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner Curtis Lynch and Alternate Lynn Conway were absent.

Seated for the meeting David Rathbun, Ben Philbrick, Gardner Young, Shaun Mastroianni, and Fred Deichmann.

Minutes:

Mr. Philbrick moved to approve the minutes of the September 18, 2018 meeting, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Administrative Review:

18-189ZON Stonington Volunteer Ambulance – Zoning Application for a 10' x 20' detached garage. Property located at 84 Alpha Ave., Stonington. Assessor's Map 79 Block 1 Lot 24. Zones RM-20 & LS-5.

The garage will be used to house another emergency vehicle that has been approved by the Board of Selectmen.

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

Old Business:

PZ1607SPA & GPP Malico, LLC – Request modifications to approved Site Plan and Groundwater Protection Permit applications for development of a 5.5 acre parcel, including a 2,000 square foot building and associated site improvements. Property located on Taugwonk Rd., Stonington. Assessor's Map 67 Block 2 Lot 2. Zones GC-60 & RR-80.

The applicant is requesting modifications to make the building slightly smaller and remove rear overhang. The look will change slightly, but none of the changes are significant.

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

PZ1827BR Toll CT, LLP (Mystic Estates) – Bond reduction/Release application for off-site drainage work associated with PZ0360SD, SUP & GPP Meehan. Request full release of E&S Bond 15-005 (\$25,400.00) & a release of remaining Performance Bond 15-006 (\$43,954.00 previously reduced from \$336,979.00). Property located at 12 Michelle Lane, 102 Whitehall Ave. & 6 Whitehall Pond. Assessor's Map 165 Block 3 Lots 1A & 2, Map 148 Block 3 Lot 3B. Zone GC-60.

This bond was for the off-site drainage improvements needed for the retention basin and outlet to the Mystic River. There is still bonding being retained for the actual subdivision. The Town Engineer is satisfied with the work in this area and recommends releasing the bond.

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

Public Hearing:

PZ1824SUP Martin Olson Irrevocable Trust (W. Sweeney) – Special Use Permit application for change of Retail use to a 6,171 SF 166-seat Restaurant with liquor service. Proposal includes 2,158 SF of building additions. Property located at 27 Coogan Blvd., Bldg. 12C/D/F, Mystic. Assessors Map 164 Block 3 Lot 1 Unit 32. Zone TC-80.

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Attorney William Sweeney presented the application for a change of use for one the buildings in the village from retail to restaurant. The renovation would expand the space and support a 6200 square foot restaurant. The current retail spaces will be renovated and modified to accommodate a 166-seat restaurant with an upper outdoor patio.

Peter Springsteel, project architect, presented the plans for the building renovations and additions. The proposal combines the existing separate unit spaces and adding a porch on the first floor. The second floor would contain an enclosed patio. The exterior would match structures already in the village.

Mr. Sweeney stated that they have resolved town comments regarding the sewer line. The site is currently empty and gutted.

No Public Comment.

Mr. Brynes stated there are no zoning issues and reviewed the recommended stipulations.

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

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

Stipulations:

1. Any 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. No portion of this addition/new construction, including decks, porches, or any structure that is permanent in nature shall trespass onto the existing sewer easement.

Discussion of draft modifications to Accessory Dwelling Unit Regulations

Mr. Brynes presented options for updating the regulations with reorganization, moderate policy changes, or significant policy changes. Mr. Philbrick stated he is leaning towards the last option but would like to make sure they are not misused. Mr. Rathbun stated that many people currently utilize the accessory use but do not have a stove so as to not be considered an actual "dwelling unit," noting they should make them more accessible legally. Mr. Young discussed that these options also provide affordable housing which is a goal. Mr. Brynes stated they can also add a special use permit threshold for historic homes. The commission reviewed option three and agreed they would like to move forward with a Regulation Amendment.

Mr. Deichmann motioned to adjourn, seconded by Mr. Young, all in favor 5-0, motion approved.



Shaun Mastroianni, Secretary