

Special Meeting

The 1600th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 3, 2017, at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman David Rathbun at 7:05pm. Also present for the meeting were Commissioners Curtis Lynch, Gardner Young, Ben Philbrick, and Shaun Mastroianni; Town Planner Keith A. Brynes, and Director of Planning Jason Vincent. Alternates Harry Boardsen and Lynn Conway were absent.

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

Minutes:

Mr. Young recommended amendments to the 9/19/17 minutes for the next meeting.

Administrative Review:

Temporary Healthcare Structures – Discussion of draft operating procedures for permitting and enforcement of Temporary Healthcare Structures as provided for under SB 922.

Mr. Vincent gave an overview of the public act and its parameters for these temporary-use structures. Documentation of the person's medical condition and the caregiver status is required. Mr. Vincent recommended handling this through the zoning permit process with a standard operating procedure for these structures. Mr. Vincent spoke about ten items that will be completed prior to a permit being issued going above and beyond the standard for a zoning permit, with a condition that it is allowed while the property is in compliance with the public act and, once out of compliance, they have 120 days to remove the structure. If the structure is not removed after that time, a cease and desist order and a zoning citation will be immediately issued. The property will be reevaluated annually for compliance.

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

The meeting recessed at 7:19pm and reconvened at 7:30pm.

Public Hearing 7:30pm:

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. *Public Hearing continued from 9/5/17.*

Attorney William Sweeney presented the application. The commission has already approved the zone change to the IHRD-2 zone and the master plan for the property. The current Site Plan proposal for 42 condominium units is very similar to what was approved in the master plan, just fully engineered with required data. Mr. Sweeney reviewed the site's history and the new proposed plans. Upon purchase of the site, the DEEP-approved environmental remediation will be completed. There are seven buildings with 4, 6, or 8 units each. All buildings will have their own look and individualized feel. The driveways have been approved by the fire department as well as emergency access pads for fire vehicle access and support. There are about 3.3 parking spaces per unit on site. The applicant hopes to reuse materials from the previous mill to construct memorials to the history of the site. The architectural design review board has voted in favor of the project as well. The buildings will be built in three phases with all infrastructure being in the first phase. Storm water will be managed in underground retention and

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infiltration systems. The Inland Wetlands and Watercourses Commission also approved the storm water management plan. Mr. Sweeney reviewed the traffic study and stated that it will be a negligible impact.

Matthew Williams, project architect, presented the building and landscaping design. Other than a few trees along Harry Austin Drive, there is not a significant amount of material to preserve. They plan to provide a planting buffer against the train tracks, a stone wall along Harry Austin Drive with plantings and trees. There will be flowering trees that accent the fronts of all of the condos. Mr. Williams presented the building designs and colors. All garages face inward to the site and appear as two-story building from the Harry Austin Drive view. The applicant provided a sample of the vinyl shingle.

Mr. Sweeney stated that they have additional views and floor plans on hand for the commission and public to view. Mr. Sweeney stated that the proposal hits on major points in the Plan of Conservation and Development.

Mr. Lynch asked questions on the bulk, remediation, storm water management, and erosion and sedimentation control.

Mr. Sweeney stated that the bulk has not changed from the master plan, their remediation plan has been approved by DEEP, the storm water management plan has been approved by the Town Engineer and DEEP has approved it as well, and their erosion and sedimentation control plan has been approved by the Town Engineer and a bond will be required.

General Comments:

Carlene Donnarummo, questioned as to whether the buildings will have elevators, the selling price range of the condominium units, the lighting plan, proposed signage, and monument area for the site.

Rebuttal:

Mr. Sweeney presented the lighting fixtures and photometric plan. They will not be putting in elevators, but if necessary for someone's access, the units could accommodate installation. There is a large variety of units available and will be in the \$400k to \$500k range. They presented the single sign at the main entrance and monument layout.

General Comment:

Tom Norris, questioned whether flood insurance will be required for the owners. Mr. Rathbun stated that this project will not require it. Mr. Norris also questioned whether the applicants have reviewed the coastal resiliency plan done by the town.

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

Mr. Lynch moved to approve application **PZ1720SPA & CAM Greylock Property Group (Edgewood Mac, LLC)** with stipulations recommended by Staff, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Stipulations:

1. Final plans shall be recorded prior to the issuance of any Zoning Permits for development.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer.

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3. Final plans shall change the street address to a higher number after consultation with Police and Fire Departments.
4. Final plans shall be reviewed by the Architectural Design Review Board for landscaping and minor architectural modifications.
5. Final plans shall include an ADA accessible crosswalk across Harry Austin Drive pending Police Commission review.
6. Conservation easement shall be filed prior to the issuance of any Zoning Permits for development.
7. The property owner or homeowners association shall be responsible for the maintenance of the onsite stormwater infrastructure. An inspection log, to be developed by the design engineer and provided to the owner and Town at the time of zoning compliance is issued, shall be kept current by the association and/or owner and made available for review upon request by Town staff.
8. CTDEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities shall be required prior to issuance of any Zoning Permits for development.
9. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits for development per the requirements of Section 8.6.3 of the Zoning Regulations. The bond amount shall be established by the Town Engineer after an estimate of the costs of installing and maintaining appropriate erosion and sedimentation control measures is provided by the applicant and approved by the Town Engineer. Work shall remain bonded for a minimum of one year from the date of completion.
10. The applicant shall post a Performance Bond for improvements in the public right of way prior to the completion of such improvements per the requirements of Section 8.6.1 of the Zoning Regulations. The bond amount shall be established by the Town Engineer after an estimate of the costs of installing such public improvements is provided by the applicant and approved by the Town Engineer.

PZ1721SD & CAM Kenneth & Marguerite Godfrey – Re-subdivision and Coastal Area Management review applications for the creation of two (2) lots (one rear). Property located at 46 Stanton Lane, Stonington, CT. Assessor's Map 58 Block 2 Lot 3A. Zone RR-80.

Ed Wenke, project engineer, presented the site plan. The applicant currently has a home on the parcel and would like to subdivide the property to create an additional building lot. The current home is accessed by a long driveway from Stanton Lane, and is serviced by a well and on-site septic. The Conservation Commission approved a fee-in-lieu of open space. The re-subdivision will create an additional lot in the front of the property in a new single level home. The proposed home will be out of the flood zone and will have on-site septic and well. The applicant will provide a sightline plan for the proposed driveway. Mr. Brynes reviewed the proposed stipulations.

No Public Comment

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

Mr. Lynch moved to approve application **PZ1721SD & CAM Kenneth & Marguerite Godfrey** with the stipulations recommended by Staff, seconded by Mr. Young, all in favor 5-0, motion approved.

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Stipulations:

1. Final plans shall include new street address and Assessor's lot numbers as assigned by the Town.
2. Final plan shall be reviewed to the satisfaction of the Town Engineer and Ledge Light Health District.
3. Final plans shall include items listed in the Town Planner's 9/7/17 comments.
4. Applicant shall submit a water supply report to the Department of Planning prior to recording of final plans.
5. A fee in lieu of open space equal to 10% of the value of the land shall be applied to all lots in the subdivision. The Final Plans must include the following statement: "A Fee-In-Lieu of Open Space of \$____ was approved by the Planning & Zoning Commission, each new lot shall be assessed \$____."

Mr. Mastroianni moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 8:37pm.



Shaun Mastroianni, Secretary