

## Special Meeting

The 1576<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 4, 2016 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, Frances Hoffman, Shaun Mastroianni, Gardner Young and Alternates, Lynn Conway and 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 Shaun Mastroianni.

**Election of Officers:**

Mr. Lynch nominated David Rathbun as Commission Chairman; seconded by Ms. Hoffman. All in favor 5-0, motion approved.

Mr. Rathbun nominated Curtis Lynch as Vice Chair; seconded by Ms. Hoffman. All in favor 5-0, motion approved.

Mr. Lynch nominated Frances Hoffman for Secretary; seconded by Mr. Mastroianni. All in favor 5-0, motion approved.

Mr. Lynch nominated Mr. Mastroianni to be the representative to the POCD Implementation Committee; seconded by Ms. Hoffman. All in favor 5-0, motion approved.

**Minutes:**

Ms. Hoffman moved to approve the August 16, 2016 minutes, seconded by Mr. Lynch, Ms. Hoffman recommended edits to the minutes. The vote was taken on the amended minutes, all in favor 4-0-1, motion approved.

Roll Call: Rathbun – approve, Lynch – approve, Hoffman – approve, Young – approve, Mastroianni - abstain

Ms. Hoffman moved to approve the September 6, 2016 minutes, seconded by Mr. Lynch, Ms. Hoffman recommended edits to the minutes. The vote was taken on the amended minutes, all in favor 4-0-1, motion approved. Mr. Rathbun abstained.

Roll Call: Rathbun – abstain, Lynch – approve, Hoffman – approve, Young – approve, Mastroianni - approve

**Administrative Review:**

**PZ0719SD Aborn Smith** – Request 5-year extension of **PZ0719SD Aborn D. Smith** 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15.

The Commission asked staff whether there have been any changes to the POCD or Subdivision Regulations since the original approval that would affect this renewal. Staff replied that such changes would not affect approval of the extension.

Mr. Lynch moved to approve the renewal request; seconded by Mr. Young. All in favor 5-0, motion approved.

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**PZ0053SUP Coogha, LLC (Jeffrey Pucci)** – Extend prior approval to renovate and rehabilitate building by construction of 6 apartments. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1 Block 4 Lot 6. Zone DB-5.

Mr. Lynch moved to approve the request; seconded by Ms. Hoffman. All in favor 5-0, motion approved.

**PZ1418SUP & CAM Denison Pequotsepos Nature Center, Inc.** – Event/function proposal as per approval stipulation of Special Use Permit & Coastal Area Management Review. Property located at 162 Greenmanville Ave., Mystic. Assessor's Map 172 Block 2 Lot 5. Zones RM-15 & RM-40.

Cassandra Meyer-Ogren, Events and Volunteer Manager of the Nature Center, presented the proposed plans for events hosted at Coogan Farm. The applicant is proposing that all weddings be limited to a maximum of 150 guests. Third party rentals of the facility would only be available to members. The Nature Center will provide for a uniformed police officer for any event over 150 guests. The Nature Center hopes to host smaller events for community organizations, clubs, family parties and more. Mr. Rathbun questioned the adequacy of available parking. There are 45 spaces on site and the Nature Center has relationships with the nearby organizations to also provide shared parking with shuttle service for large events. The Commission requested submission of a written commitment of these partnerships. The Commission requested that the Police Commission review the event schedule and offer any comments on traffic and public safety. The Commission stated concerns with the frequency of events and traffic safety. The Commission tabled the application to receive further information.

**16-229ZON Sean C. McGill** – Request expansion of parking lot at motor vehicle dealership. Property located at 8 Chase St., Pawcatuck. Assessor's Map 4 Block 5 Lot 7. Zone LS-5.

The applicant is proposing the expansion of their lot for vehicles in for service. The proposal is within the allowable limits of the LS-5 district.

Mr. Young moved to approve the application; seconded by Mr. Mastroianni. All in favor 5-0, motion approved.

**PZ1618CAM Jeanne Hamilton** – Coastal Area Management Review application for construction of a 3-bedroom single family residence with on-site sewage disposal system, stormwater drainage improvements, and grading. Property located at 28 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 31. Zone RA-20.

Michael Scanlon, project surveyor, presented the application. The application was previously before the Commission but withdrawn after it received negative comments from DEEP. Mr. Scanlon presented the new proposed site plan including an overview of the building envelope on the property. The topography of the lot and location in the floodplain present challenges. The current application was submitted to DEEP who offered negative comments, so they have again adjusted the plan.

Mr. Scanlon addressed DEEP's objections to the plan. DEEP stated that the use of fill on the site is extensive and that the terraces might amount to a Flood and Erosion Control Structure which is not permitted without a DEEP permit. Mr. Scanlon explained that there will not be an extensive use of fill; it will be used under the patio, some under the home and to support the septic system. The terraces are only being added to bring the home up above the Base Flood Elevation. Mr. Scanlon reviewed the storm water runoff. DEEP had also commented the terraces are too close to the Coastal Jurisdiction Line at

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five feet which the applicant has now brought back to twenty feet. Mr. Scanlon stated that the proposed grading will not exacerbate flooding of neighboring properties due to the nature of the grading near the coast. Mr. Vincent proposed two additional stipulations. Ms. Hoffman recommended one additional stipulation.

Ms. Hoffman moved to approve the application with 5 stipulations; seconded by Mr. Lynch. The Commission and staff discussed the Sanitarian's comments requesting additional information on soil tests. Subsequent comments show that testing meets Department of Public Health standards. The vote was taken, all in favor 5-0, motion approved.

## Stipulations:

1. A note shall be added to the building plan certifying the design and methods of construction in accordance with section 7.7.4.6 of the Town's Zoning Regulations.
2. The building plans shall reference the base flood elevation and vertical datum tied into the proposed elevations.
3. A pre-construction meeting shall be held on-site with the applicant and the Town's Wetlands Enforcement Officer and the Town's Technical Consultant/Soil Scientist prior to the issuance of a Zoning Permit.
4. An Erosion and Sedimentation Control Bond shall be submitted by the applicant until such time as the Certificate of Occupancy is issued. The amount of the bond shall be established by the Town Engineer based on the amount of site disturbance.
5. Prior to the pre-construction meeting, an erosion and sedimentation control plan shall be developed identifying the most effective erosion and sedimentation control measures to be applied during construction.

The meeting recessed at 8:22pm and reconvened at 8:26pm

**Stone Acres, LLC (Atty W. Sweeney)** – Request for informal workshop for the development of the Agricultural Heritage District, a new master plan proposal for Stone Acres Farm. Property located at intersection of 381 North Main St., Stonington. Assessor's Map 81 Block 1 Lot 2. Zone RR-80.

Attorney Bill Sweeney presented the concept for a new Master Plan district called the Agricultural Heritage District. The district would preserve the nature of historic agricultural properties and allow for new compatible uses. Draft regulation language was presented for the Commission to consider. Two different versions were presented, a traditional Master Plan zone approach as currently found in the zoning regulations, and an alternative Subzone approach as is currently being considered by the Commission. The Commission has been considering amending the format of the Master Plan process and therefore both options were presented. Mr. Sweeney explained the proposed eligibility for this district, proposed uses and their relation to the farm. Mr. Mastroianni questioned the amount of uses allowed. Mr. Lynch stressed the need to maintain North Main Street's rural streetscape. Mr. Sweeney also spoke about the tax advantages if they are able to voluntarily preserve the farm. Adrian Nial of Reed-Hilderbrand, LLC Landscape Architecture showed a visual presentation of what the district could look like on the Stone Acres property. Mr. Rathbun recommended garnering input from other agricultural property owners that may be able to use the district.

**Greylock Property Group, LLC (Atty W. Sweeney)** – Request for informal workshop for the development of a new master plan proposal for former Mystic Color Lab. Property located at 2 Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.

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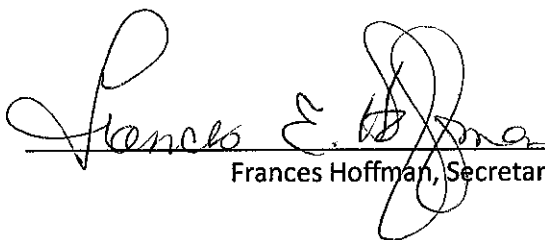
Attorney Sweeney shared a new proposal for the Mystic Color Lab site which is currently zoned IHRD (Industrial Heritage Reuse District). The original proposal was for fifty five units to be constructed on the site. After the initial approval in 2004, a substantial part of the mill was demolished and some remediation was done but not completed. Due to the financial recession the original developer was unable to complete the project. The lender that took over the property came before the Commission with a new IHRD proposal that was similar in scope although there was no connection with the historic mill since the mill tower is now in disrepair. This plan was ultimately denied in 2014.

Greylock Property Group, LLC is now trying to determine the best use for the property. Their new plan would pay homage to the historic Color Lab though it will not be possible to preserve the remaining structure. The proposal would remain residential and provide fewer dwelling units and reduced building mass and height than the previous approval in order to alleviate neighborhood concerns. The proposal was shared with the neighbors at a meeting held by the applicant. Feedback received was that this proposal is more favorable than the past applications. Some residents requested that the building designs not reflect mill architecture.

Matt Williams, project architect, presented conceptual plans. Mr. Williams started by presenting images of historic mills and the structures. He then presented renderings of the potential buildings. The Commission discussed the architectural structure of the buildings. Mr. Williams presented renderings of a mill themed development as well as a more modern development. The Commission discussed which would be best for the property. No clear decision was reached. Consensus of the Commission was that either design could be compatible with the language of the IHRD.

The Commission discussed revising the buffer requirements for all zoning districts and how this would relate to the ongoing Comprehensive Zoning Rewrite.

Ms. Hoffman moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, motion approved the meeting adjourned at 10:42pm.

  
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Frances Hoffman, Secretary