

Regular Meeting

The 1601st meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 17, 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, and Ben Philbrick; Alternate Harry Boardsen, and Town Planner Keith A. Brynes. Director of Planning Jason Vincent, Commissioner Shaun Mastroianni, and Alternate Lynn Conway were absent.

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

Minutes:

Mr. Lynch moved to approve the minutes of the September 19, 2017 meeting, seconded by Mr. Young, all in favor 5-0, motion approved.

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

Reports – Commission:

Discussion of the adoption of the Coastal Resilience Plan as part of the Plan of Conservation and Development (POCD).

Mr. Brynes explained the Coastal Resilience Plan and asked the commission if a public hearing should be held to adopt the plan as an appendix to the POCD. Mr. Brynes presented a draft timeline for adoption.

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

Discussion of membership on POCD Implementation Committee.

Mr. Lynch moved to appoint Harry Boardsen as the regular member for the committee and Mr. Philbrick as the alternate, seconded by Mr. Young, all in favor 5-0, motion approved.

Old Business:

PZ1723CAM Ann Ragsdale (JP Mereen) - Coastal Area Management Site Plan review application for the proposed construction of a 3,321 SF (w/o porches), residential structure to replace a 4,166 SF residential structure destroyed by fire. Property location is Ram Island, Mystic, CT. Assessor's Map 183 Block 1 Lot 1. Zone RC-120.

Mr. Mereen presented the applications requesting replacement of the previous residence that was destroyed by fire. The proposed single-family residence will be constructed to FEMA standards. The applicant is working on the final septic plan for approval by Ledge Light Health District.

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

Stipulations:

1. Final plans shall conform to the Design Height Limitation in Coastal Areas per Section 7.3.5.
2. Construction shall meet all relevant public health code requirements.

PZ1725BR Threadmill Acquisition, LLC – Bond Reduction/Release application for landscaping associated with PZ0902SPM & CAM and PZ0475SPA & CAM applications. Request full release of Landscaping Bond

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#14-005 (\$42,500.00). Property located at 12 River Rd., Pawcatuck. Assessors Map 5 Block 5 Lot 3. Zone IHRD-1.

Mr. Brynes explained that the bond for this project was placed as a stipulation of approval in the event that the landscaping was not completed. As the landscaping is planted and currently thriving, staff recommends a full release of the bond.

Mr. Lynch moved to approve the bond release, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

The meeting recessed at 7:20pm and reconvened at 7:30pm.

Public Hearing 7:30pm:

PZ1726SUP Whittaker Technical Products (Kayla Group, LLC) – Special Use Permit application for outside boat storage in 2 separate areas, each measuring 350' x 40'. Property located at 82 Mechanic St., Pawcatuck. Assessors Map 4 Block 7 Lot 15. Zone HM.

The applicant, Doug Ferguson, stated that their business focuses on the storage and service of boats, and as they are outgrowing their current space, they are in need of additional storage areas. Cleaning of boats will continue to be done at their main location where they are certified to do so. They will maintain the ten-foot buffer from the flood gates as required by Army Corps of Engineer's guidelines for the maintenance of the gate and levee system do not allow any obstructions within 10' of any hurricane barrier components including the wall and embankment. Mr. Ferguson stated they will be seeking permission from the property owner to remove the barbed wire from the fence and will work with staff on parking if the building on site becomes occupied. The applicant will maintain the area and make sure it is well organized, as well as monitoring anyone working on their boat onsite for proper health and environmental procedures including trash and waste.

General Public Comment:

Janet Grunwald, resident of 56 Mechanic Street, questioned how boat owners will be accessing their boats, parking their vehicles, hours permitting work being performed on boats, onsite lighting, how the boats are brought onsite, and the noise level.

Rebuttal:

Mr. Ferguson responded that the lot can only be accessed by a code provided to the boat owners, they will park on the site and work on their boats during business hours. There will only be some lighting for the evening and boats will be brought it via 82 Mechanic Street. Noise will be limited to business hours and there will not be industrial machinery.

Mr. Lynch questioned whether rules are posted for boat owners working on their boats. Mr. Ferguson responded that they are required to sign a contract and provide insurance.

The fire department did not have any issues with the application. The staff has recommended stipulations for the application.

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


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Mr. Lynch moved to approve the application with recommended stipulations by staff and special use permit waivers, seconded by Mr. Young, all in favor 5-0, motion approved.

Stipulations:

1. Parking requirements shall be met as the building becomes occupied.
2. The applicant shall respect the ROW limits as depicted on the original USA Army Corps plans and general performance conditions regarding storage of boats or other materials on the property. No further activity, encroachments, improvements or any modifications shall be made to any part of the hurricane barrier without prior approval from the USACOE and Town of Stonington.
3. Applicant shall remove barbed wire from fence along Mechanic Street.

Mr. Lynch moved to adjourn, seconded by Mr. Philbrick, all in favor 5-0, the meeting adjourned at 7:50pm.



Shaun Mastroianni, Secretary