

Regular Meeting

The 1577th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, October 18, 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, Gardner Young, and Shaun Mastroianni; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Alternates Lynn Conway and Harry Boardsen were absent.

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

Minutes:

Ms. Hoffman moved to approve the October 4, 2016 minutes, seconded by Mr. Lynch, Ms. Hoffman recommended corrections to the minutes. The vote was taken on the amended minutes, all in favor 5-0, motion approved.

Commission Initiatives:

Discussion of Comprehensive Update to Zoning Regulations

Mr. Vincent summarized the process for the update which will consist of several workshops and meetings to lay everything out and begin drafting the regulations.

Mr. Vincent gave an overview of upcoming events and efforts by the Department of Planning. These include a Coastal Resilience event on October 20th at Mystic Aquarium and a zoning regulation workshop for the business community on November 10th at Saltwater Farms.

The Commission discussed the dwelling unit definition and the sign enforcement with staff. No new action was taken.

Public Hearing 7:30pm

PZ1620SUP TOS Deans Mill School – Special Use Permit Application for additions and renovations to Pre-K through 5th grades school. Property located at 35 Deans Mill Rd., Stonington. Assessor's Map 124 Block 2 Lot 8. Zone RR-80.

Anwar Hussein, project architect, presented the building plans showing the proposed floor plans for the renovated building and the addition. Mr. Hussein also presented renderings of the exterior of the structure.

K-12 Building Committee Chairman, Rob Marseglia, explained the purpose of the elementary school renovation. The two schools have not had any updates and this project will update, modernize and create handicap accessibility at the schools. The projects will bring equity to the two elementary schools. The renovations will allow better technology to be used in the classroom, as well as providing better space for special education. The gymnasiums have also been designed to allow for use by the community.

Mr. Hussein further explained the gymnasium will be able to be closed off from the rest of the school for afterhours use. The design allows for flexibility. The school's layout is planned around the needs of the students and educators.

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Ryan Chmielewski, Milone & MacBroom Project Leader, presented the current conditions and the site layout. The new site layout will allow for separation of the school bus drop off and parent drop off. There is emergency access on all sides of the building.

Traffic engineer, David Sullivan, presented the plan for traffic flow. The proposed separated bus access will allow for easier access and accommodate all necessary busses. The parent drop-off area will be a loop for quick drop-off and a parking area for pick-up as well. They have done an analysis of the traffic impact on the neighborhood based on enrollment at maximum capacity. Analysis states that there will be no impact on the nearby intersections. Mr. Sullivan reviewed the sight lines. They will re-grade the portion of the ground that was close to the sight line referenced in the town engineer's comment. The traffic study recommend to the Police Commission that additional signage be required to warn of the school zone.

Rob Marseglia raised the issue of the requirement for islands in the parking lot, noting that it has been found that they hinder the town plows ability to maneuver in the lots.

Dan Kroeber, project engineer presented the storm water management plan. The water flows towards the wetlands, and currently there is no water quality treatment prior to discharge into the wetlands. The applicant will be channeling storm water through a separator and into a stormwater detention basin. There will also be a filter berm prior to discharge into the wetlands. Mr. Kroeber stated that they have revised the plans to address the town engineer's comments and will be submitting them, but believe they have a verbal agreement that all comments have been addressed. Ms. Hoffman asked the applicant whether a more bio-friendly stormwater management was considered. Mr. Chmielewski explained that, due to the grade of the site, the accessibility would be compromised to accommodate these systems. Ms. Hoffman recommended that the catch basin be inspected following major storm events.

Public General Comment:

Mike Knizeski questioned whether the stormwater plan will affect the stream down the street and whether the commission considered putting solar panels on the roof.

Carlene Donnarummo questioned why landscape and the lighting designs of the site plan were not presented.

Charles Yannich, neighbor to the school property, stated that the bus drop off will now be closer to his property and expressed concerns regarding the bus fumes and noise, questioning what the screening will consist of.

Rebuttal:

Mr. Kroeber stated that there will not be any additional peak flow rates that would impact the stream Mr. Knizeski asked about. Mr. Hussein stated that they are not able to do solar panels based on the budget but the structure could support it in the future. The lighting plan follows regulations, but due to the security cameras on site, requires additional lighting.

Mr. Sullivan stated that, based on the location of Mr. Yannich's home, he will not see an impact from the relocation of the buses.

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

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PZ1619SUP & GPP TOS West Vine Street School – Special Use and Groundwater Protection Permit applications for additions and renovations to Pre-K through 5th grades school. Property located at 17 West Vine St., Pawcatuck. Assessor's Map 2 Block 1 Lot 3. Zone GBR-130.

Ms. Hoffman moved to continue the hearing to November 15, 2016, seconded by Mr. Young, all in favor 5-0, motion approved.

Deliberation:

PZ1620SUP TOS Deans Mill School – Special Use Permit Application for additions and renovations to Pre-K through 5th grades school. Property located at 35 Deans Mill Rd., Stonington. Assessor's Map 124 Block 2 Lot 8. Zone RR-80.

Mr. Lynch moved to approve the special use permit request for waivers, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

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

Mr. Lynch moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, the meeting adjourned at 9:08pm.



Frances Hoffman, Secretary