

Special Meeting

The 1578th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, November 1, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner Gardner Young at 7:00pm. Also present for the meeting were Commissioners Curtis Lynch, Frances Hoffman, and Shaun Mastroianni; Alternate Lynn Conway, Town Planner Keith A. Brynes, and Director of Planning Jason Vincent. Commissioner David Rathbun and Alternate Harry Boardsen were absent.

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

Minutes:

Ms. Hoffman moved to approve the minutes of October 18, 2016, seconded by Mr. Mastroianni, Ms. Hoffman recommended amendments. The vote was taken on the amended minutes, all in favor 5-0, motion approved.

Administrative Review:

CGS 8-24 Review – Town of Stonington Utility Easement, 176 South Broad Street, Pawcatuck
The easement would allow access to electricity for the new addition at Davis Standard. There is a small piece of town owned land that the utilities would need to cross which requires an easement from the town for Eversource to run electricity underground to Davis Standard. Davis Standard has agreed to reimburse town expenses for the process of drafting the easement.

Ms. Hoffman moved to approve the easement, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Old Business:

PZ1623SPA & CAM Peter Fleming & Scott Nye – Site Plan Application and Coastal Area Management Review application for conversion of existing 7,000SF storage building to retail use, conversion of 6,050SF retail building to storage use, and relocation of accessory uses and parking. Property located at 786 Stonington Rd., Stonington. Assessors Map 75 Block 2 Lot 2. Zones GC-60 & RC-120.

Bob Schuch, project engineer, presented the site plan application. The applicant is proposing to relocate retail to the existing rear building, move the storage to the current retail building, and alter parking to allow for access to the rear building. There will be additional outdoor home and garden sales as well as bulk gravel and stone sales. They are proposing an increase in paved surfaces, but they have accounted for the storm water runoff with water quality basins. The applicant is working with the town engineer to develop a plan for the bulk storage area. The commission discussed the parking plan and new traffic flow for the site. The applicant has providing a public bird watching area in accordance with the Coastal Area Management requirements. The commission discussed the lighting on site and requested that the lighting be full cut off. The applicant proposed a small two-foot high decorative fence and plan a future application for an additional greenhouse structure. All proposed projects will meet flood zone standards and are below the Substantial Improvements threshold.

Mr. Brynes stated that the application has been approved by the Inland Wetlands and Watercourses Commission. The Town Engineer's comments stated that he has no issue with the application as long as his six conditions are met. Mr. Brynes read through nine recommended stipulations by staff. The commission discussed lighting regulations and how to address them. Mr. Vincent recommended that lighting regulations be handled through a town ordinance.

Special Meeting


Mr. Lynch moved to approve the Coastal Area Management Review application, seconded by Ms. Conway, all in favor 5-0, motion approved.

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

Stipulations:

1. Final plans shall be filed in the land evidence records prior to the issuance of a Zoning Permit.
2. Adequate information shall be provided to the Building Official for review and approval regarding the Substantial Improvement threshold determination for the modifications proposed to both buildings. A detailed cost estimate of improvements and comparison to the market value must be provided to the Building Official for his review and approval prior to any construction. This site plan is contingent on the building improvements not counting as a Significant Improvement.
3. The future greenhouse is not approved as part of this application.
4. The proposed wood picket fence shall be removed/replaced with an alternate type of fencing which allows water & wave action to pass through freely.
5. The applicant shall submit plans to the Building Official for the design and construction of a code compliant propane fueling station in accordance with V-Zone flood zone standards.
6. The bulk storage containers shall not create obstructions and shall meet all applicable V-Zone standards.
7. A typical handicapped accessible parking space dimension should be changed to reflect the State of Connecticut's accessible standards of 10' space with 5' cross hatch. The Van accessible space is shown correctly.
8. A 90' x 25' bird watching area shall be open to the general public during business hours with public access signage and dedicated parking spaces to be provided per submitted plans.
9. All new lighting shall be full cut off; dimming of lights is highly recommended.

Mr. Lynch moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 8:24pm.



Frances Hoffman, Secretary