

Special Meeting

The 1624th meeting of the Town of Stonington's Planning and Zoning Commission was held Monday, November 5, 2018 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 Gardner Young, Ben Philbrick, and Shaun Mastroianni; Alternate Fred Deichmann, and Town Planner Keith Brynes. Commissioner Curtis Lynch, Alternate Lynn Conway, and Director of Planning Jason Vincent were not in attendance.

Seated for the meeting were David Rathbun, Ben Philbrick, Gardner Young, and Shaun Mastroianni. Fred Deichmann was seated upon his arrival.

Minutes:

Mr. Mastroianni moved to approve the minutes of the October 16, 2018 meeting, seconded by Mr. Young, all in favor 4-0, motion approved.

Administrative Review:

18-228ZON Mystic Food & More, LLC (K. Malik) – Approval extension and site work associated with PZ0827SPM, including parking, dumpster relocation, landscaping, & lighting. Property located at 34 East Main St., Mystic. Assessors Map 174 Block 18 Lot 1. Zone LS-5.

Mr. Brynes reviewed the application, explaining that the applicant is requesting an extension of the previously approved site plan which expired in February of this year. The work has been partially completed and the applicant is requesting a five-year extension in order to complete the outstanding work. An extension would make the permit valid until February 20, 2023.

Mr. Deichmann arrived and was seated.

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

Public Hearing:

PZ1828SUP RoxRiv Realty Associates, LLC (InHealth CT) – Special Use Permit application for change of use from Retail to Medical Clinic. Modifications include interior renovations and upgrades. Property located at 12 Coogan Blvd, Unit #204, Mystic. Assessors Map 164 Block 4 Lot 1. Zone TC-80.

Dave Allcott, CEO of InHealth CT, presented the application. They currently have an office in Mystic and are planning to relocate to the proposed site. They have a small clinic with mainly walk-in clients. They have both a full-time MD and Physician's Assistant on staff, and are adding another part-time MD. They have modified the unit interior to allow for exam rooms, and the site has sufficient parking and accessibility.

No Public Comment

Mr. Brynes stated that Medical Clinic is an allowed use in the zone, the parking demand is the same as the previous use, and there were no negative review comments. Staff recommends one stipulation regarding signage.

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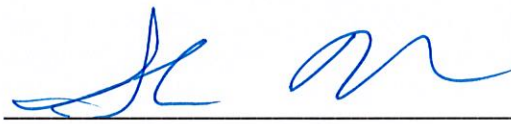
Mr. Young moved to close the public hearing, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Mr. Philbrick moved to approve the waivers and the application with the stipulation recommended by staff, seconded by Mr. Mastroianni, all in favor 5-0, motion approved.

Stipulation:

1. Any proposed signage shall conform with Section 7.12 of the Zoning Regulations and the approved Multi-Tenant Signage Program for this property.

Mr. Mastroianni moved to adjourn, seconded by Mr. Young, all in favor 5-0, the meeting adjourned at 7:09pm.



Shaun Mastroianni, Secretary