

Special Meeting

The 1602nd meeting of the Town of Stonington's Planning and Zoning Commission was held Monday, November 6, 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, Ben Philbrick, 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, Gardner Young, Ben Philbrick, and Shaun Mastroianni.

Minutes:

Mr. Lynch moved to approve the minutes of the October 17, 2017, meeting, seconded by Mr. Philbrick, the vote was taken 4-0-1, motion approved.

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

Report from Staff:

Discussion regarding the definition and regulation of dwelling units - Mr. Vincent reviewed the definition of a dwelling unit. Prior to 2012, the determination as to what constituted a dwelling unit was defined by the presence of a stove. A policy requiring the review of a number of factors in determining a dwelling unit was initiated in 2012. Regarding the definition of "Family," there is no limit to the number of related people, but there is a limit of four unrelated people. As it is unclear how this would be interpreted if there were a combination of related and unrelated people in a dwelling unit, Staff has asked the commission if they support the interpretation to be unlimited related and three unrelated people.

Mr. Lynch moved to interpret the policy as an unlimited number of related persons, and up to three unrelated persons. This should be a short-term issue, and the term should be evaluated. Motion was seconded by Mr. Philbrick, all in favor 5-0, motion approved.

17-233ZON James L. Sullivan III – Zoning permit application for an 8' x 16' addition to gasoline service station building. Property located at 48-50 Stonington Rd., Mystic. Assessor's Map 160 Block 2 Lot 2. Zone GC-60.

Michael Scanlon, project engineer, presented the application for an addition to the Sunoco station in Mystic. The area would be used for storage of equipment.

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

17-242ZON Chateau Jaune (Loureiro Engrng.) - Zoning permit application for construction of a canoe / kayak dock within the RC-120 non-infringement area. Property located at 51 Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.

Michael Scanlon, project engineer presented the application for a few stairs at the end of a previously approved path to the water. This will allow for DEEP requirements to allow for a dock and kayak/canoe access as well as public access to the water. Mr. Lynch questioned whether it fits in the definition for the

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non-infringement area and whether DEEP has approved of the plan. Mr. Brynes confirmed that it fits the definition and has been approved by DEEP.

Mr. Lynch moved to approve the application, seconded by Mr. Young, Mr. Mastroianni questioned whether it is necessary for the access, when it could be accessed from the shore. Mr. Vincent clarified that the commission's jurisdiction is the stairs to the dock, and DEEP has jurisdiction over the dock. The vote was taken, 4-1, motion approved.

Roll Call: Young – approve, Philbrick – approve, Lynch – approve, Rathbun – approve, Mastroianni – deny

17-247ZON Caleb Bisset – Zoning permit application for construction of a fixed pier, ramp, & floating dock within the RC-120 non-infringement area. Property location is a parcel across from 175 Mechanic St., Pawcatuck. Assessor's Map 5 Block 6 Lot 10. Zone RC-120.

The applicant has DEEP approval for the construction of a fixed pier, ramp & floating dock. The construction will require a small disturbance in the RC-120 Non-Infringement Area.

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

17-249ZON Mystic Seaport Museum, Inc. – Zoning permit application for the replacement/alteration of the sawtooth roof on the northeast corner of the Rossie Mill building. Property located at 112 Greenmanville Ave., Mystic. Assessor's Map 172 Block 3 Lot 14. Zone MHD.

Ken Wilson, Director of Facilities at Mystic Seaport, introduced the application. The applicant is proposing to remove the sawtooth roof for a simpler single pitch roof. This will allow for better water management and placement of solar panels. The roof has been failing and has deteriorated to the point that it cannot be repaired. The will retain the brick sawtooth design on the east and west elevations. Mr. Philbrick questioned whether it will affect storm water management and what will support the brick sawtooth structures. There will be the same amount of impervious surface and they will have a structural engineer review the brick structures for support.

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

Old Business:

PZ1724SPA & GPP CGR Associates, LLC (Boundaries, LLC) - Site Plan & Groundwater Protection permit applications to permit construction of a 6,000 SF accessory building, expansion of gravel parking area, storm water management improvements, and demonstration of a code compliant subsurface sewage disposal system. Property located at 35 Campground Rd., Mystic. Assessors Map 167 Block 1 Lot 6. Zones GC-60 & GBR-130.

Damien Sorrentino, Certified Soil Scientist, presented the application. The applicant will no longer be requesting additional gravel parking. The plans were reviewed by the Town Engineer, Architectural Review Design Board, and Wetlands Officer and all comments have been satisfied. The accessory structure will provide indoor cold storage of those boats awaiting restoration. The structure will be outside of the impact of the engineer's determination of the base flood elevation. The existing structure on the site was previously granted a LOMA from FEMA

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Mr. Lynch stated that the procedures from the previously approved main building were satisfactory to the commission and asked if they will remain for the new building. The applicant agreed to carry over the procedures in the new building as well.

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

Stipulations:

1. Final plans shall be recorded prior to the issuance of any Zoning Permits.
2. Addition of windows to the proposed building will not require Commission approval.
3. The applicant shall post an Erosion and Sedimentation Control Bond prior to the issuance of any Zoning Permits per the requirements of Section 8.6.3 of the Zoning Regulations. The bond amount shall be established by the Town Engineer after an estimate of the costs of installing and maintaining appropriate erosion and sedimentation control measures is provided by the applicant and approved by the Town Engineer. Work shall remain bonded for a minimum of one year from the date of completion.

Mr. Young moved to adjourn, seconded by Mr. Mastroianni, all in favor 5-0, the meeting adjourned at 7:45pm.



Shaun Mastroianni, Secretary