

## Regular Meeting

The 1585<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, February 21, 2017 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Acting Chairman Gardner Young at 7:00pm. Also present for the meeting were Commissioners Curtis Lynch, Frances Hoffman, Gardner Young, and Shaun Mastroianni; Alternates Harry Boardsen and Lynn Conway; Town Planner Keith Brynes, and Director of Planning Jason Vincent. Commissioner David Rathbun was absent.

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

**Minutes:**

Ms. Hoffman moved to approve the February 7, 2017 minutes, seconded by Mr. Lynch, all in favor 5-0, motion approved.

**Administrative Review:**

**PZ1112SD & SUP Richard C. Panciera Remainder Trust II (Cherenzia)** – Request 5-year extension of approved subdivision (expiration date: 3/8/17). Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.

The applicants are seeking a 5-year extension for the Special Use Permit and Subdivision approvals granted on 11/1/11. The Commission's decision was appealed to Superior Court and a settlement that modified the approved plans was finalized on 3/8/12.

Mr. Mastroianni moved to approve the extension, seconded by Mr. Young, A vote was taken and the motion carried 2-1-2. The 5-year extension is approved.

Roll Call: Mastroianni – approve, Young – approve, Conway – oppose, Lynch – abstain, Hoffman – abstain

**17-025ZON Sea Research Foundation** – Zoning Permit application for a 24' x 34' walk-in freezer. Property located at 55 Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 2. Zone TC-80.

Paul Biscuti, project engineer, presented the proposal to relocate a large walk-in freezer for future construction of additional office space. The freezer stores frozen fish for feeding the animals, and there will be pedestrian access as well as access for loading via forklift. Landscaping to screen the freezer will be installed. Mr. Biscuti noted that the Town Engineer's comments have been addressed.

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

**Stipulation:**

1. Final plans shall be reviewed to the satisfaction of the Town Engineer and WPCA Director.

The meeting recessed at 7:25pm and reconvened at 7:30pm.

**Public Hearing 7:30pm:**

**PZ1626ZC Greylock Property Group, LLC** – Master Plan Zone Change application for the revision of an existing Industrial Heritage Re-Use District (IHRD-2) approval. The new proposal is for 42 multi-family dwellings in 7 individual structures and a separate, one-story, 8-car garage. Property located at 2 Harry Austin Drive, Mystic. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.

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Attorney William Sweeney presented on behalf of the applicant. Mr. Sweeney discussed the history of the lot and their proposal for a new master plan proposed to work better for the site. Past developers began to remediate the site but were forced to abandon the project when the recession hit. The previously submitted master plan was denied due to significant opposition to the size and scale of the proposed project. The applicant then worked with neighbors, town officials, and architects to develop the property in scale with the surrounding area. Unfortunately, though there are not any structures on site that are salvageable, they still hope to use any materials on the site that are. The applicant has reduced the density, size and scale to better fit the neighborhood. With the combination of garages and open parking they will provide for 141 parking spaces, about 3.4 spots per unit. The proposal includes pedestrian walkways to connect the site to the community. The plan has been endorsed by the architectural review board. The applicant proposes to complete the project in three phases. Due to the site being located in a flood zone there will be substantial fill brought in to raise the site so that the garages can be built at BFE 12. Mr. Sweeney stated that they have completed a traffic study and concluded that at full build out it will add 26 trips in the morning peak hours and 30 trips at afternoon peak hours, which would not decrease the levels of service at any nearby intersections. The police commission has endorsed the plan as well. The fiscal impact study anticipates that the project will bring a net positive of \$45,000-\$65,000 annually. The applicant anticipates that there will likely be less of an education impact than provided due to the projected clients.

Matt Williams, project architect, presented the conceptual drawings of the structures and renderings in relation to the neighborhood. They have tried to maintain a shingled, New England look and feel so as to fit into the neighborhood.

Mr. Sweeney concluded by stating that the project is in line with the Plan of Conservation and Development.

Public Comment in Favor:

Dave Hammond, Chair of the Economic Development Commission spoke in favor the application. A letter of support from the EDC has been given to the commission as well.

Developer Chris Regan spoke in favor of the application and its benefit to the town.

Public Comment Against:

Stephen Wolinski, 10 Masons Island Road resident, spoke regarding the traffic at the intersection of Route 1 and Masons Island Road and is concerned that the project will bring additional traffic. Mr. Wolinski raised concerns about the height of the proposed buildings and its conformance with the neighborhood and community. Mr. Wolinski also raised concerns about emergency access for fire trucks in case of a fire and water supply. Mr. Wolinski stated that the project would be a burden to the neighbors and unsafe for the potential residents of this development. He is of the opinion that the proposal is not good for Mystic.

Betty Pacelli, a neighborhood resident, spoke against the application and expressed her concern about potential traffic issues.

Rebuttal:

Attorney Sweeney addressed the comments made by Mr. Wolinski. The applicant performed a supplemental analysis in the traffic study, concluding there is no inefficiency in the Route 1 and Masons

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Island Road intersection, and congestion during the summer months does not deem the intersection defective. Mr. Sweeney stated that they have greatly downsized the scale of the project and reduced much of the opposition, though not all. The applicant has attempted to provide a two-story view from outside the development to conform to the neighborhood. Mr. Sweeney stated that Mr. Wolinski is not an expert in the fields he has spoken on and that the proposal has been submitted to our paid town officials and experts that have completed the studies, with there being no concerns raised. Mr. Sweeney stated that there is already an approval for a 55-unit development and they are reducing the impact with a smaller number of units, resulting in a which will reduction in traffic.

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

Mr. Lynch moved to adopt the resolution contained in the staff report, Mr. Lynch then withdrew his motion.

Mr. Lynch moved to adopt the resolution as read into the record by Mr. Vincent, seconded by Mr. Mastroianni, Ms. Hoffman asked for discussion on mixed use for the property, Mr. Mastroianni stated that he does not feel mixed use is a good fit for the neighborhood and property. The commissioners were in agreement that it is not a fit for the property. The vote was taken, all in favor 5-0, motion approved.

Resolution:

WHEREAS, in accordance with Zoning Regulation Section 7.19.2 the applicant's proposal is found by the Commission to satisfy the Statement of Purpose of the Industrial Heritage Reuse District (IHRD);

WHEREAS, in accordance with Zoning Regulation Section 7.19.3, the applicant's proposal is found by the Commission to satisfy the specific design standards of the IHRD;

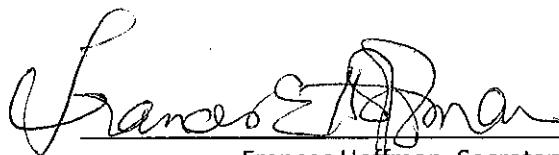
WHEREAS, in accordance with Zoning Regulation Section 8.4.3, the applicant's proposal is found by the Commission to satisfy the own's Master Plan requirements;

WHEREAS, in accordance with Zoning Regulation Section 8.8.2, the applicant's is found by the Commission to satisfy the Impact Statement Requirements for Zoning Map Amendments;

WHEREAS, this proposal has been found by the Commission to be consistent with the Town's Plan of Conservation and Development, adopted May 7, 2015 as well as the Town's Comprehensive Plan;

RESOLVED, that the Planning and Zoning Commission of the Town of Stonington has reviewed PZ1626ZC Greylock Property Group, LLC and has determined that this application is in compliance with the Zoning Regulations of the Town of Stonington and is therefore approved:

Mr. Mastroianni moved to adjourn, seconded by Mr. Lynch, all in favor 5-0, the meeting adjourned at 10:00pm.



Frances Hoffman, Secretary