

Regular Meeting

The 1649th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, December 17, 2019, at the Stonington Middle School, formerly known as 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 Fred Deichmann, Lynn Conway, and Gardner Young (late); Alternate Charles Sheehan, and Acting Director of Planning/Town Planner Keith Brynes. Alternates Peter Chomowicz and Ryan Deasy were not in attendance.

Seated for the meeting David Rathbun, Fred Deichmann, Lynn Conway, and Charles Sheehan.

Minutes:

Mr. Deichmann moved to approve the minutes of the November 19, 2019 meeting, seconded by Mr. Sheehan, all in favor 4-0, motion approved.

Commission:

Chairman Rathbun announced that the PZC meetings will be moved to the School Administration building at the former Pawcatuck Middle School in February.

Administrative Review:

19-271ZON Eckersley, LLC (Precious Memories) – Zoning Permit application for interior basement modifications. Property located at 168 Greenmanville Ave., Mystic. Assessors Map 172 Block 2 Lot 4. Zones RA-40 & RM-15.

Mr. Brynes summarized the application. The applicant is requesting modifications to the interior basement for a staff lounge and a new insulated enclosure around the existing Bilco stairs. The application meets the zoning regulations and has been approved by the Fire Marshal. It does not change the parking requirements.

Mr. Sheehan moved to approve the application, seconded by Ms. Conway, all in favor 4-0, motion approved.

Mr. Young arrived and was seated.

Old Business:

PZ1927SD Claudia L. Adams & Patrick T. Marshall (S. Mattern) – Subdivision application for a 3-lot subdivision of a 4.58 acre parcel. Property located at 285 & 289 North Stonington Rd., Stonington. Assessors Map 145 Block 1 Lots 7 & 7B. Zone RR-80.

Susan Mattern, land surveyor, presented the application on behalf of the applicants. Ms. Mattern provided several duplicate items for the record. Ms. Mattern reviewed the history of the lots. The parcel at 285 North a Stonington Rd. is a conforming lot, and this subdivision would bring the lot at #289 North Stonington Rd. into conformance. The homes were built on a single lot prior to subdivision regulations. One free split was granted for the Hardy property in 1987. Subsequently, the Marshall property was subdivided, incorrectly done as a free split. The owners are now trying to bring them into conformance with the regulations. The newly calculated lots were created to conform with current zoning and subdivision regulations, including a Wetlands Permit for the properties, and creation of an open space parcel of .69 acres approved by the Conservation Commission. The applicant is also requesting a waiver for the storm water management report. Alternate Chuck Sheehan discussed the septic discharge and

Regular Meeting

point discharge for clarification. The Ledge Light Report addressed the septic system. Ms. Conway asked for clarification on the ownership of the lot. Ms. Mattern presented a map of the proposed lots.

Mr. Brynes reviewed the recommended stipulations from the staff report.

Ms. Conway moved to approve the application with stipulations 2 & 3 from the staff report and the waiver request for the storm water management report, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Stipulations:

1. Open space must be deeded prior to or concurrently with the recording of the Subdivision plans per Section 8.3.5 of the Subdivision Regulations. Should the Town accept the open space, Board of Selectmen approval will be required.
2. AutoCAD (or approved equivalent) drawing of the approved subdivision shall be submitted to the Town prior to recording. A fee in lieu of this requirement may be provided per Section 3.9.2 of the Subdivision Regulations.

Public Hearing:

PZ1929SUP & CAM D. W. Kasper & ERH Group, LLC (Coastal Wealth Mngmnt) – Special Use Permit & Coastal Area Management Review applications to permit the demolition of 2 existing buildings and construction of a 9900± SF, 2-story mixed-use building with associated site improvements. Property located at 1 Allen St. & 54-56 Williams Ave., Mystic. Assessors Map 161 Block 18 Lots 9 & 10 Zone LS-5.

Ellen Bartlett, project engineer, presented the application, reviewing the current site conditions on the two parcels. The applicant is proposing to combine the two parcels into a single .7-acre site. Each property currently has one building on site and the applicant is proposing to demolish both buildings in order to construct a single mixed-use building on the highest point of the lot. The first floor would be offices for Coastal Wealth Management and the second floor would be three residential apartments: two one-bedroom and one two-bedroom. The access to the lot would be one-way entering from Williams Avenue and exiting onto Allen Street. The application meets the parking requirements for the proposed uses. The applicant has addressed comments from staff but discussions are still being held regarding the applicant's request they not to be required to put in sidewalks on the site. Plans have been revised to meet the Town Engineer's comments but were not part of the submittal needed for this hearing. The drainage system has been revised to meet those comments. The system will reduce outputs through the new measures and there would not be a connection on either side of the site. A landing will be installed at the crosswalk. The infiltration system was moved to assuage neighbor concerns about run off to their lots. Permeability tests were completed for the soils for drainage calculations. Ms. Conway asked for clarification on the height of the building. The Architectural Design Review Board has submitted comments and approved the design. David Nowing, project architect, reviewed the need for the stairwell to access the roof deck. The height of the majority of the building is at 32 feet. Ms. Conway asked about the screening for the parking area. The applicant reviewed the proposed plantings submitted on the landscape plan. Mr. Sheehan asked about trash removal. They do not anticipate the need for a dumpster, they manage trash by keeping it interior until trash day. Mr. Deichmann asked for further understanding to not install sidewalks. It was explained that here are currently power poles in the path and they do not have foot traffic into their office. Jason Cerneglia, owner Coastal Wealth Management stated that several power poles limit the ability to create a connective sidewalk on that side of the street and there is a connective sidewalk on the other side of the street. It would also be a significant expensive to the property owner.

Regular Meeting

No Public Comment in Favor

No Public Comment Against

General Comment

Jim Stanton stated his disappointment with the look of the building and said he would like to see wood siding. He also expressed his desire for sidewalks in the area.

Mr. Sheehan moved to continue the hearing to January 7, 2019, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Mr. Sheehan moved to adjourn, seconded by Mr. Deichmann, all in favor 5-0, the meeting adjourned at 8:05pm.

A handwritten signature in blue ink, appearing to read "Ben Philbrick", is written over a horizontal line.

Ben Philbrick, Secretary