

## Special Meeting

The 1679<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education District Office at 40 Field Street, Pawcatuck on Tuesday August 3, 2021. The meeting was called to order by Chairman David Rathbun at 7:00pm. Also present for the meeting were Commissioners Gardner Young, Fred Deichmann, and Ben Philbrick; Alternates Charles Sheehan and Gary Belke; and Town Planner Keith Brynes. Commissioner Lynn Conway and Alternate Ryan Deasy were absent.

Seated for the meeting David Rathbun, Ben Philbrick, Gardner Young, Fred Deichmann, and Charles Sheehan.

**Minutes:**

Mr. Deichmann moved to approve the minutes of July 20, 2021, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

**Administrative Review:**

Request a 90-day extension of final plans (mylars) filing deadline for previously approved 2-lot re-subdivision application **PZ2106SD & GPP 490 Al Harvey Road, LLC (A. Hayward)**. Property located at 506 Al Harvey Rd., Stonington. Assessor's Map 112, Block 3, Lot 2B. Zone RR-80.

Mr. Brynes summarized the extension request.

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

**Public Hearing:**

**PZ2117SUP AAA Trust LLC (Candice Georgiadis)** - Special Use Permit application for the renovation of the first floor of an existing building, addition of a single-story first-floor covered porch and second-story rooftop deck located on a portion of the first-floor roof, for a change of use from Retail to a three-room Hotel. Property located at 44 Williams Ave., Mystic. Assessors Map 161, Block 17, Lot 9. Zone LS-5.

Sergio Cherenzia, project engineer, presented the application and site plan. The property was recently renovated from the former liquor store and apartment. The first floor has been gutted and is vacant and the apartment still exists. The applicant is proposing a three-room hotel for the site with updated landscaping around the building and a covered porch to the front of the property. The porch would come to the allowable setback, meet bulk requirements, and be landscaped in front of it. A rooftop deck on top of the porch and extending on the roof with access from the second floor is proposed. The rear parking area has sufficient parking for the hotel and apartment use. The main floor would be renovated to contain three hotel rooms and a small lobby area. The applicant has agreed to install a sidewalk along Route 1 to connect to the neighboring property.

Mr. Deichmann asked about access for guests, which is through the front entrance. The commission questioned whether a second egress is needed. Mr. Cherenzia stated they would conform to any building permit requirements as needed.

Mr. Cherenzia presented the landscape plan in front of the porch to the property line before the sidewalk and reviewed the flood zone standards for the property, stating the work will be below the substantial improvement threshold. They understand that the project is subject to the Town's WPCA moratorium on sewage and will not proceed with the use until it is lifted. The project will have

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significantly less traffic than the previous use. The applicant stated they will address all comments by the Town Engineer and will provide a flood evacuation plan.

## General Comments:

Tony, asked about the purpose of the covered porch.

Kim Wagner, whose parents are residents behind the subject property, asked about whether alcohol would be served on the porch, and expressed concern about landscaping affecting egress from Hatch Street.

William Wagner, resident of 7 Hatch Street, discussed concern with the 44 Williams Ave. mailbox being located on Hatch Street although the Postmaster asked that it be placed there for safety. He is also concerned with plantings on Hatch Street being on town property.

## Rebuttal:

Mr. Cherenzia stated that it is an outside area for the patrons of the three hotel rooms. There is no dedicated bar for the hotel, but the guests would be allowed a mini-bar and patrons could bring their own alcohol. The landscaping must not obstruct sightlines and they do not anticipate it being an issue with the sidewalk. Mr. Cherenzia stated that there has historically been landscaping in the public right-of-way and the owner was trying to maintain that character.

Mr. Brynes stated he would have to check with DPW on what was approved in the right-of-way. Mr. Brynes reviewed the permit process and the recommended stipulations.

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

Mr. Deichmann moved to approve the application with stipulations and waivers, seconded by Mr. Young. Mr. Philbrick expressed concern with the division of uses and lack of fire egresses on the plan.

Mr. Sheehan explained they would not be able to get a building permit without the egress plan. The commission agreed to add a stipulation of an egress review. Mr. Deichmann amended his motion to include the stipulation, seconded by Mr. Young. The vote was taken, all in favor 5-0, motion approved.  
Stipulations:

1. Prior to the issuance of any Zoning Permits, final plans shall be signed by the Commission and recorded.
2. Construction may be subject to the WPCA's moratorium on increasing flows to the Mystic plant.
3. This approval may include a hotel liquor permit for hotel guests only.
4. This approval does not include any signage which shall be reviewed by Staff.
5. The applicant shall provide a flood evacuation plan to the Department of Planning prior to issuance of a Zoning Permit which shall be recorded in the Town's Land Evidence Records.
6. Should building renovations trigger Substantial Improvement, the building shall be floodproofed in accordance with all relevant flood hazard regulations.
7. Any improvements in the town's right-of-way shall be subject to approval by the Department of Public Works and/or Police Commission.
8. Final plans shall include the addition of a public sidewalk and curbing along the Williams Ave. frontage to connect to the sidewalk in front of 41 Williams Ave. Design and construction is subject to CTDOT approval.

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9. Landscaping plan shall be revised to show porch addition and landscaping and sidewalk in front of the building.
10. Subject to Building Official's approval of Building Code access requirements.

**Commission Discussions:**

Preliminary discussion of recent amendments to CT General Statutes related to land use.

Mr. Brynes reviewed the summary provided in the staff report on changes to the CT General Statutes.

The commission discussed how to proceed with the cannabis regulations and involving the public.

Preliminary discussion of adoption of the Stonington Affordable Housing Plan as part of the Plan of Conservation and Development.

Mr. Brynes reviewed the history of the plan being developed and the process to adopt the plan. Mr. Brynes stated they could change the plan in the public hearing process. The plan would be presented at the hearing for the public and commission. Ms. Donnarummo recommended that the commission review the plan in advance and that there be more widespread marketing of the plan to the public. The commission discussed community conversation through a workshop.

Mr. Philbrick moved to adjourn, seconded by Mr. Deichmann, all in favor 5-0, the meeting adjourned at 8:30pm.



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Ben Philbrick, Secretary