

Special Meeting

The 1574th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday September 6, 2016 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner John Prue at 7:00pm. Present for the meeting were John Prue, Curtis Lynch, Frances Hoffman, Gardner Young, Alternates Shaun Mastroianni, Alternate Lynn Conway and Town Planner Keith Brynes and Director of Planning Jason Vincent.

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

Minutes

Ms. Hoffman moved to approve the minutes of the August 16, 2016 meeting, seconded by Mr. Lynch, Ms. Hoffman withdrew her motion.

Ms. Hoffman moved to table the minutes of the August 16, 2016 meeting for staff to add detail of modifications and discussion, seconded by Mr. Lynch, all in favor 5-0, motion approved.

Administrative Review:

PZ1616SUP David Standard, LLC – Request changes to previously approved Special Use Permit application for a 15,045 square foot industrial building addition, including utility, stormwater, and site improvements. Property located at 35 Extrusion Dr., & 188 So. Broad St., Pawcatuck. Assessor's Map 36 Block 4 Lots 3 & 4. Zone M-1.

Clint Brown, project engineer reviewed the requested modifications. There is an update to signage off Route 1 as requested by the Department of Transportation, a change of the location of the transformer as requested by Eversource, the chiller will be moved from the roof down to the ground and screened by arborvitae, and a change in the stormwater treatment device.

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

16-207ZON Mystic Seaport Museum – Zoning Permit application to permit a temporary accessory storage structure to enclose the Mayflower II for ship preservation work. Property located at 75 Greenmanville Ave., Mystic. Assessor's Map 173 Block 1 Lot 1. Zone MHD.

The application is for an accessory structure for the 30 month restoration of the Mayflower II similar to the Charles W Morgan restoration, but more aesthetically pleasing. The structure would be reusable for future restorations, being stored while in between restorations. The structure would be about eight feet higher than past structures built for restoration work. Due to the Mayflower's unusual shape it requires a tall structure. The reusable structure can be adapted for ships of different heights. Ms. Conway questioned whether they would adjust the height to be minimal for future projects. The applicant stated it is best for them to keep the height minimal. The approval would be temporary, and future projects would require approval.

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

Special Meeting

PZ1132SUP & CAM – Request change to approved site plan to facilitate a larger-sized (30,000 gallon) and relocation of propane tank at Masonicare at Mystic Senior Living facility construction. Property located at 45 Clara Dr., Mystic. Assessor's Map 172 Block 2 Lot 5B. Zones RM-15, RA-20, & RA-40.

Adam Friedman of Superior Energy presented the proposed propane tank their company will be installing. Due to the needs of the facility and a previous error a larger 30,000 gallon tank is needed. The company has worked with the fire marshal for placement of the tank. Their company will also be providing preventative maintenance for the system beyond the state mandated code. The top of the tank will be eighteen feet off the ground and about nine feet in diameter. This size tank does not fall under DEEP's jurisdiction, the applicant has already submitted the proposal to DEEP. This tank will allow for once a week filling, likely more often in the winter. An analysis has been completed for various scenarios for the fire department to follow in case of an incident.

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

Town Attorney Tom Londregan Reference No. 2341: Interpretation of ZR 2.13.3.1 Demolition of Historic Buildings

The interpretation of the Town Attorney is in the staff report. Mr. Vincent discussed individuals' concerns with the regulation. Mr. Vincent stated that the interpretation clarifies the regulation for now, but should be updated in the comprehensive rewrite. Mr. Vincent spoke about other tools such as adaptive reuse that could be useful for future development that the commission could consider.

Carlene Donnarummo discussed the cultural inventory completed by Blanche Higgins and its application to this interpretation.

Mr. Lynch moved to support Attorney Londregan's interpretation of this regulation and task staff with addressing this in the comprehensive rewrite of the regulations, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

The commission recessed at 8:17pm and reconvened at 8:23pm

Commission Initiatives

Discussion of proposed Regulation Amendment for zoning map amendment master plan process and requirements.

Mr. Lynch requested that Mr. Vincent explain the purpose, protections and process.

Mr. Vincent replied that the purpose would be to spell out the tool and how to use it. The protections would be the limitations of the tool and requirements. The process would be to spell out all of the necessary steps of utilizing the tool. This will create a better, more coherent process for master plans. This would be beneficial to other development tools in the zoning code, giving clearer definitions of use to parts of properties. Mr. Vincent gave an explanation of the floating zone tools and the benefits it gives the town and the commission. The commission discussed any possible risks and preventing them. The commission discussed spelling out the process so there is future consistency for future commissions.

Special Meeting

Attorney Bill Sweeney spoke about the master plan tool and the districts and their effect on development opportunities. These districts are a positive tool for developers. Mr. Sweeney proposed different ways of dealing with the districts and master plans. The first option would be to leave it as is, the second would a framework for master plans and specifics on each district, and the last being similar to Mr. Vincent proposal using subzones to capture the purpose of the districts. Mr. Sweeney urged the commission to be expedient in choosing a direction for a regulation amendment to move forward as there are developers interested in putting projects forward but are unsure of the direction of the process for master plans.

Mr. Vincent will provide two options using the prior district wording and the subzone only language.

Discussion of requirements for scaled three-dimensional models or computerized graphic equivalents for Special Use Permit applications under Section 6.1.2.6.1

Mr. Brynes presented the proposed regulation amendment to provide better language regarding the visual. The commission discussed the proposed language and the need for context to make a decision. The commission discussed additional documentation of light and noise pollution effects of a project. Mr. Vincent will do additional research on noise.

Mr. Lynch moved to adjourn, seconded by Ms. Conway, all in favor 5-0, the meeting adjourned at 9:40pm.