

**Town of Stonington
Economic Development Commission
Meeting Minutes for October 11, 2012
Human Services Building 7:00pm**

Attendance: Blunt White, Robynne Madison, Paul Burgess, Amy Arruda, Wendy Bury, Ed Planeta, Les Bray

Absent: Dan Oliveria, Peter Glankoff,

Call to Order: 7:05pm

Approval of Prior Minutes: Sept 13, 2012 & Sept 27, 2012 Special Meeting

Motion: Blunt White

Second: Wendy Bury, Paul Burgess

Old Business:

Planimetrics – Glenn Chalder Working Session

Glenn Chalder reviewed the attached DRAFT Text amendment which incorporated feedback received from the Sept. 27 Special Public Meeting considering additional uses for M1 areas.

There are few M1 Zones possessing similarities, therefore the proposal would group M1 zones with logical similarities together and recommended changes via a PZC text amendment. One grouping of similar areas would be those designated as "Heritage Mills" or existing mills which would not entail any expansion of existing footprint. Businesses looking to lease or own in this zone would only require "Staff Approval" as the only decision point would be the type of business going into the existing space. Additional consideration may be necessary regarding parking.

Other groupings would be proposed appropriate to the respective neighborhood (new M2 and M3). These would address properties that do not conform to existing M1 bulk requirements (in existence prior to the implementation of M1 zoning regulations). These properties are restricted if not prevented from "market" M1 type use.

Member Ed Planeta noted that some properties in M1 zones are "dead " properties because they do not conform to current M1 size and set back parameters, properties in existence prior to the M1 regulation being enacted. Chairman White suggested that perhaps these properties be rolled into the adjacent zones such as LS5. Other meetings may be needed to address each unique area. In the current M1 proposal, priority would be given to issues raised by those residents and business owners that have provided input either at the September 27 Special EDC Meeting or otherwise.

EDC reviewed each of the existing M1 zones it was evident that each zone had its own unique characteristics. Member Wendy Bury asked what the recommended tactic was - to be aggressive in proposing a single solution or to provide options to the P&Z Commission. Glenn Chalder advised that the proposal should not so large that it is overwhelming.

The Commission recommended to Planimetric's that the designated purpose of each zone be clear.

Based on meeting comments, Glenn Chalder will make further changes to the attached DRAFT proposal.

Member Wendy Bury provided an update on the status of the POCD Committee. The committee has been in place for four months now. A Public session is scheduled for Monday October 29th to hear questions and concerns from residents. The Committee is planning on sending out an electronic survey

to residents (Survey Monkey). EDC's recommended M1 revisions will be presented to PZC and hopefully acted upon advance of the 2014 POCD.

Member Bury presented the open list of tasks that were outlined in the current POCD. The intent was to review each task and determine if the task was still feasible and realistic to keep as a planned item in the 2014 POCD.

The two greatest EDC POCD priorities are the M1 revisions plus additional evaluation and input into the 2014 POCD.

Member Amy Arruda provided an update on the EDC Website. She has been providing updates and edits to the site. She has also begun to create a reference table for inclusions to EDC's Business Guide outlining tax and business incentives offered by the State.

Member Arruda also reported that 23% of the traffic on the EDC website accessed the EDC's Business Guide.

New Business:
None.

Adjournment: 9:15pm

Respectfully Submitted,

Robynne Madison
Secretary

Attachment – Planimetrics M-1 Zoning Study 10-8-2012

Approved 11/8/12
Blair White
Chairman EDC

M-1 Zoning Study

Basic Concept

- Create a new zoning district for older mill style buildings (to be called Heritage Mills (HM))
- Provide for additional use flexibility (allow by zoning permit if within an existing building)
- Allow for adaptive re-use

Possible Regulatory Language (for discussion purposes)

4.10 HERITAGE MILLS (HM)

Purpose: This zone provides for a range of uses for historic mill buildings and surrounding areas.

4.10.1 Permitted Uses.

The following uses are permitted *by zoning permit* provided no residential use or lodging use occurs on the property, adequate parking is available, they are located within an existing building or are located within a building or addition approved by the Commission in accordance with Section 4.10.3:

- 4.10.1.1 Offices and/or corporate headquarters up to 20,000 square feet.
- 4.10.1.2 Assembly, fabricating, compounding, warehousing, and packing up to 20,000 square feet.
- 4.10.1.3 Research and development.
- 4.10.1.4 Processing of agricultural products.
- 4.10.1.5 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands).
- 4.10.1.6 Municipal facility.
- 4.10.1.7 Public utilities.
- 4.10.1.8 Health club.
- 4.10.1.9 Medical clinic.
- 4.10.1.10 Sales: retail/wholesale business up to 3,000 square feet.
- 4.10.1.11 Personal services business up to 1,500 square feet.
- 4.10.1.12 Storage (incidental) of goods and supplies.

4.10.2 Accessory Uses.

No permit is required for the following uses provided they are associated with a permitted use located within an existing building:

- 4.10.2.1 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses.
- 4.10.2.2 Indoor storage of goods or supplies incidental to permitted uses.
- 4.10.2.3 Home Occupations, in accordance with Section 1.2.2.
- 4.10.2.4 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.

M-1 Zoning Study

4.10.3 Uses Allowed by Special Permit.

The following uses may be permitted upon granting of a Special Permit by the Commission:

- 4.10.3.1 Construction of a new building or an addition to an existing building.
- 4.10.3.2 Expansion or construction of a parking area.
- 4.10.3.3 Offices, corporate headquarters, in buildings equal to or greater than 20,000 square feet.
- 4.10.3.4 Assembly, fabricating, compounding, packing, and warehousing greater than 20,000 square feet.
- 4.10.3.5 Light manufacturing.
- 4.10.3.6 Bulk storage.
- 4.10.3.7 Outdoor storage of goods or supplies.
- 4.10.3.8 Boat sales, boat part sales, boat repair, boat fabrication, boat storage, boat livery, marina, seasonal marina structures, and similar uses.
- 4.10.3.9 Bowling /billiards, family entertainment center and/or similar indoor commercial recreation or entertainment operations.
- 4.10.3.10 Recreational facilities: public or private.
- 4.10.3.11 Sales: retail/wholesale business equal to or greater than 3,000 square feet.
- 4.10.3.12 Personal services business equal to or greater than 3,000 square feet.
- 4.10.3.13 Restaurants (excluding drive-through restaurants).
- 4.10.3.14 Breweries.
- 4.10.3.15 Day care center.
- 4.10.3.16 Schools, public/private.
- 4.10.3.17 Hospitals and clinics.
- 4.10.3.18 Hotels and motels.
- 4.10.3.19 Adaptive re-use of all or a portion of an existing building to residential use, housing for the elderly, congregate living facility, convalescent home.
- 4.10.3.20 Any mixed use building containing any residential-type component.
- 4.10.3.21 Rehabilitation of Existing Buildings in accordance with Section 6.6.14.
- 4.10.3.22 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20.
- 4.10.3.23 Special Detached Banners in accordance with Section 7.12.7.3.
- 4.10.3.24 Special Wall Signs in accordance with Section 7.12.7.1.4.
- 4.10.3.25 Other uses similar to the uses listed in Section 4.10.1, Section 4.10.2, or Section 4.10.3.

4.10.4 Buffer Requirements.

For any use or activity authorized by Section 4.10.3, the Commission may establish setback and/or landscaping requirements to help buffer any adjoining existing residence or any adjoining residential zone.

M-1 Zoning Study**Possible Bulk Requirements (for discussion purposes)****5.2.1 Commercial / Industrial Zone Bulk Requirements.**

ZONE	MINIMUM LOT AREA ¹	FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT ²	FLOOR AREA RATIO	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE ³
DB-5	5,000	50'	0'	0'	0'	BY REVIEW ⁴	0.6	N/A	N/A
CS-5	5,000	75'	10'	25% ⁴	10'	30'	0.3	N/A	N/A
LS-5	5,000	50'	10'	10% ⁴	0/5' ⁵	40'	0.5	N/A	N/A
GC-60	60,000	200'	40'	50'	20/50' ⁶	30'	0.25 ⁷	N/A	N/A
HI-60	60,000	200' ⁸	25'	25'	25'	25' ⁹	N/A	75%	60%
TC-80	80,000	200'	50'	50'	25'	40'	0.30	N/A	N/A
MC-80	80,000	150'	50'	50' ¹⁰	25'	20'	0.25	N/A	N/A
M-1	80,000	200'	50'	50'	25'	50'	0.30	N/A	N/A
LI-130	130,000	200'	50'	50'	25'	30'	0.25	N/A	N/A
HM	5,000	50'	BY REVIEW	BY REVIEW	BY REVIEW	BY REVIEW	BY REVIEW	N/A	N/A

NOTES FROM ABOVE:

1. Square feet.
 2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
 3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
 4. Percent of Depth of Lot.
 5. One side may be zero (0) feet with a total side yard of five (5) feet.
 6. One side may be 20 feet with a total side yard of 50 feet.
 7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
 8. Property lines abutting Interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Soundview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.
 9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear yard setback requirements are increased two feet for every one foot of structure which exceeds 40 feet in height.
 10. When the Rear Yard is waterfront, a five (5) foot Minimum Rear Yard for Yacht Clubs and Marinas is allowed.
- N/A Not Applicable

M-1 Zoning Study

Existing M-1 Regulations (for comparison purposes)

4.7 MANUFACTURING (M-1)

Purpose: This zone provides for a range of manufacturing and commercial uses.

4.7.1 Permitted Uses.

- 4.7.1.1 Assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.7.1.2 Buildings for assembly, fabricating, compounding, warehousing, and packing up to 10,000 square feet.
- 4.7.1.3 Lumbering and lumber mills.
- 4.7.1.4 Municipal facility.
- 4.7.1.5 Offices and/or corporate headquarters in buildings less than 5,000 square feet.
- 4.7.1.6 Processing of agricultural products.
- 4.7.1.7 Public utilities.
- 4.7.1.8 Research and development.
- 4.7.1.9 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands). [ADOPTED AUGUST 3, 2004]

4.7.2 Accessory Uses.

- 4.7.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.7.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]
- 4.7.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- 4.7.2.4 Recreation facilities, such as tennis/handball courts and pools accessory to commercial or manufacturing uses. [ADOPTED JULY 30, 1991]
- 4.7.2.5 Storage of goods or supplies incidental to permitted uses.
- 4.7.2.6 Retail sale of goods or supplies which are either manufactured or processed on site provided said retail sale is subordinate and incidental to the permitted use in all respects, including but not limited to the proportion of space and resources devoted to said accessory use and specifically including the following:
 1. The floor space devoted to accessory retail sales use shall be no more than ten (10) percent of the total floor space of the principal use, or 2,000 square feet, whichever is less.
 2. Parking for accessory retail sales shall be separate and apart from all other parking on premises.

M-1 Zoning Study

4.7.3 Uses Allowed by Special Permit.

- 4.7.3.1 Assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.
- 4.7.3.2 Buildings for assembly, fabricating, compounding, packing, and warehousing greater than 10,000 square feet.
- 4.7.3.3 Bulk storage.
- 4.7.3.4 Coal yards and oil tanks.
- 4.7.3.5 Excavations.
- 4.7.3.6 Hospitals and clinics.
- 4.7.3.7 Offices, corporate headquarters, in buildings equal to or greater than 5,000 square feet. [ADOPTED JULY 30, 1991]
- 4.7.3.8 Recreational camping.
- 4.7.3.9 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.7.3.10 Parking, off street, 20 or more cars in accordance with Section 6.6.12.
- 4.7.3.11 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2009]
- 4.7.3.12 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4. [ADOPTED JUNE 1, 2004]
- 4.7.3.13 Wineries. [ADOPTED AUGUST 3, 2004]
- 4.7.3.14 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.15 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.7.3.16 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.7.3.17 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.7.3.18 Breweries. [ADOPTED FEBRUARY 11, 2011]
- 4.7.3.19 Special Wall Signs in accordance with Section 7.12.7.1.4. [ADOPTED MAY 24, 2011]
- 4.7.3.20 Health Clubs up to 10,000 square feet in existing buildings [ADOPTED OCTOBER 2, 2012]

4.7.4 4.7.4 Buffer Requirements.

- 4.7.4.1 50 feet with 25 feet of screening for commercial or manufacturing use adjoining existing residence.
- 4.7.4.2 100 feet with 50 feet of screening for commercial or manufacturing use adjoining residential zone.