

## Special Meeting

The 1521<sup>st</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, August 5, 2014 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:06pm. Present and seated for the meeting were Commissioners Ben Tamsky, Bob Mercer, John Prue, Frances Hoffman, and Alternate Gardner Young. Town Planner Keith A. Brynes was also present. Commissioner Curtis Lynch was absent.

**Appoint Alternates:** Gardner Young was seated for Curtis Lynch. Mr. Tamsky announced the appointment of Shaun Savoie as an Alternate Commissioner to the Planning & Zoning Commission.

**Minutes:** Ms. Hoffman motioned to approve the 6/17/14 minutes. Mr. Young seconded. Motioned approved, 3-0-2.

Roll Call: Hoffman – approve, Tamsky – approve, Young – approve, Prue – abstain, Mercer – abstain

Ms. Hoffman motioned to approve the 7/15/14 minutes with two small word changes. Mr. Mercer seconded. Motioned approved, 4-0-1.

Roll Call: Mercer – approve, Prue – approve, Tamsky – approve, Young – approve, Hoffman - abstain

**Commission Initiatives:**

Discussion of 2014 Plan of Conservation and Development: Mr. Tamsky stated the POCD Subcommittee is currently reviewing comments received. Ms. Hoffman said it's a solid process utilizing thoughtful discussion. Ms. Hoffman suggested it's appropriate to look at Technical Standards, as well as revisiting the Subdivision Regulations, when the POCD is finished.

**Administrative Review: 14-156 ZON Pawcatuck Business Park** – Request change of use from fabrication (woodworking) to processing of agricultural products (mushrooms). Property located at 100 Mechanic St., Pawcatuck. Assessor's Map 4 Block 7 Lot 16, Zone M-1.

Mr. Brynes summarized the application, stating this is a permitted use in the M-1 zone. There are no negative impacts expected. The applicant's letter to the town is on file. Ms. Hoffman inquired about the waste generated and how it will be handled. The application was tabled until staff receives more information from the applicant.

The meeting recessed at 7:24pm and reconvened at 7:34pm

**Public Hearing(s):**

**PZ1409SUP Hendels, Inc. (Stonington Village Food Mart, LLC)** - Special Use Permit application to permit the retail grocery sale of beer. Property located at 522 Stonington Rd., Stonington. Assessor's Map 99 Block 4 Lot 6A, Zone GC-60. The applicant has requested the public hearing being rescheduled to 9/2/14.

Ms. Hoffman read the call for the Public Hearing at 7:34pm:

**PZ1410SUP & GPP Bruce Thomas (Levant, LLC)** - Special Use and Groundwater Protection Permit applications to permit 26-seat restaurant in existing, former restaurant building, and 29 additional outdoor seats. Property located at 148 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 14, Zone GC-60.

Farouk Rajab, Project Leader and representative for the applicant, shared history of the building and the need for repairs to bring it up to operating standards. He said Levant, LLC will be the tenants. The plan is to bring back the same restaurant style, "grab & go, seat yourself," as the previous restaurant operator at this site. The number of parking spaces will remain as it was and the business will require 4-5 employees maximum. The

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Commission asked about possibly closing the western curb cut. Mr. Rajab stated that the eastern exit will remain right turn only and that there was a favorable report on the plan from the Police Commission on the site access. Staff said a drive-thru is not proposed and will not be an option in the future due to a change in the regulations. The Town Sanitarian has requested an updated floor plan.

There was no one speaking in favor, in opposition, or general comments for this hearing.

Mr. Prue moved to close the public hearing. Ms. Hoffman seconded. All in favor 5-0.

Mr. Prue moved to grant the request for waivers. Ms. Hoffman seconded. All in favor 5-0.

Mr. Prue moved to approve the Groundwater Protection Permit. Mr. Young seconded. All in favor 5-0.

Mr. Prue moved to approve the Special Use Permit with 1 stipulation, as noted in the staff report. Ms. Hoffman seconded. All in favor 5-0.

**Stipulation:**

1. The Town's maximum seating notice shall be posted in a conspicuous location inside the restaurant.

**PZ1408SUP Spruce Meadows, LLC** – Special Use Permit application for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, parking, and associated improvements. Total number of dwelling units proposed is 43. Property located at 86 & 88 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 3 & 4, Zone LS-5. *Public Hearing continued from 7/15/14.*

Ms. Hoffman and Mr. Prue stated they have listened to the recording and reviewed the file from the 7/15/14 public hearing. Attorney Michele Maresca resumed presentation of the proposal by reintroducing the team of professionals who will present on behalf of the project. Traffic Engineer, Nick Fomenco, presented historical accident data, sight lines, speed data, traffic estimates and parking spaces for the proposal. His conclusion is there will be a minimal impact on Route 1, with the Levels of Service remaining at A-C, which is very good. The number of parking spaces proposed is below what zoning requires but is more than adequate according to ITE standards. Julie Savin, Director of Real Estate Development for Neighborworks/New Horizons, the housing management company, replied to the Commission's question regarding snow removal. Snow would be hauled away from the property to accommodate parking when necessary.

Bernie Lombardi, Architect, reviewed the building plans. The buildings must meet the state's guidelines for affordable housing developments.

A power outage occurred at Mystic Middle school at 8:19pm. With no return of power by 8:42pm, Chairman Tamsky adjourned the meeting.

Staff will try to schedule a special meeting on 8/12/14 to accommodate continuation of the Spruce Meadows, LLC public hearing. Staff will notify concerned parties as to the location and time.

  
Frances Hoffman, Secretary