

Special Meeting

The 1522nd meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, August 12, 2014 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Vice Chairman John Prue at 7:05pm. Present and seated for the meeting were Commissioners: John Prue, Bob Mercer, Frances Hoffman and Alternates, Gardner Young and Shaun Savoie. Town Planner, Keith A. Brynes, was present. Commissioners Ben Tamsky and Curtis Lynch were absent.

Appoint Alternates:

Mr. Prue seated alternates, Gardner Young and Shaun Savoie.

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.

This application was tabled from the 8/5/14 meeting. Applicant, Denny Smith, was present to answer outstanding questions from the last meeting on any waste products. He stated that he is purchasing bags with substrate already in them from Pennsylvania. There will be no problems with odor. He disposes of the byproduct to a nearby pig farm. He will have a dumpster service for any other waste.

Ms. Hoffman moved to approve the change of use. Mr. Young seconded. All in favor 5-0.

The meeting recessed at 7:13pm and reconvened at 7:30pm.

Public Hearing(s):

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 8/5/14.*

Seated for this public hearing were Commissioners, Prue, Hoffman, Mercer, and Young.

The presentation continued with Bernie Lombardi, Architect, reviewing the building plans. Total sq. footage for building #1 is 27,302 and 33,146 for building #2. The landscape architect's statement was submitted as exhibit #6. Julie Savin, Director of Real Estate Development for Neighborworks / New Horizons, stated that based on their experience, the size of the units and the type of occupants expected, they do not expect any issues with parking. She submitted information on qualifying incomes for affordable housing as exhibit #7. Bike racks will be outside and storage space will also be provided for residents inside the basement. Project Engineer, Ed Wenke, addressed the Town Engineer's comments which are minor in nature. A revised drainage study will be submitted to the Town Engineer. Ms. Savin provided answers on the expected construction dates and projected occupancy. Construction on Spruce Meadows should start in about a month. Construction on Spruce Ridge will not begin for about 2 ½ years until after completion of Spruce Meadows.

Ms. Hoffman inquired about adding pervious parking areas. Mr. Wenke said that current plans call for stormwater to be picked up by a pipe system, and that due to the grades the site doesn't allow pervious materials to offer any benefit. Mr. Brynes shared staff comments, stating this project is feasible per Section 6.3 of the zoning regulations. He advised the commission on the 8-30G application specifics, applicable regulations and recommended stipulations.

Mr. Prue called for public comment.

Speaking in favor: none.

Speaking in opposition: Stanley Bennett, neighbor to the project, expressed concern over lack of adequate parking and the safety of the entrance to the project.

Speaking under general comments: Gary Anderson, neighbor to the project, expressed concern over the shared driveway and lack of potential access to their property. Carlene Donnarumo, Pawcatuck resident, stated that commercial developments next to residential properties should provide access for future development as is required in the Subdivision Regulations. She submitted a GIS map as exhibit #8 and her written comments as exhibit #9. She also commented on safety issues concerning the sidewalk recommending it be relocated next to the street. Nathan Bennett shared concerns over the proximity of the dumpster to his well, the increase in noise (based on the building design), and increased traffic at an already busy traffic light at the high school. Ellen Anderson inquired about the demolition process and the protection of these residents living there during this time.

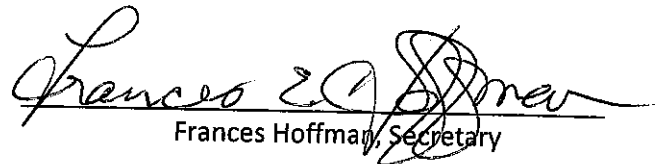
Meeting recessed at 9:15pm and reconvened at 9:28pm.

Rebuttal: Attorney Maresca stated that the development is not limiting access to neighboring properties. Mr. Wenke stated that the Dept. of Transportation suggested keeping the sidewalk off Route 1, but they are willing to place sidewalk where the commission feels is appropriate. He needs to survey the Rutman building before establishing a demolition plan. He assured the demolition will be handled properly especially with so many requirements on this project. He addressed the dumpster concern, stating it is far enough away, slopes away from the neighboring well and meets regulations. Mr. Flemenco spoke to the traffic issue on Route 1, stating the high school congestion is at 7-7:30am not the traditional commute time. Attorney Maresca stated that this project is not a Subdivision and does not involve any public streets.

Mr. Young moved to close the public hearing. Mr. Mercer seconded. All in favor 4-0.

Mr. Prue chose to defer to Chairman Tamsky to begin deliberations at the next meeting. This will allow him to listen to the tape of this meeting and be a voting member at the next meeting.

Mr. Young moved to adjourn the meeting. Ms. Hoffman seconded. All in favor 4-0. The meeting adjourned at 9:55pm.


Frances Hoffman, Secretary