

Special Meeting

The 1383rd meeting of the Stonington Planning and Zoning Commission was held on October 7, 2008 at Mystic Middle School, 204 Mistuxet Avenue. Present for the special meeting: Paul Altman, Paul Holland, John Swenarton, alternates Robert Marseglia, and Lynda Trebisacci. Town Planner, Keith Brynes and Director of Planning, William Haase were also present.

Call to Order:

Chairman Pro Tem, Paul Holland, called the meeting to order at 7:00 p.m.

Minutes:

Robert Marseglia motioned to approve minutes of August 19, 2008, John Swenarton seconded, and the motion carried unanimously. Robert Marseglia motioned to approve minutes of September 9, 2008, seconded by Lynda Trebisacci, and the motion carried unanimously. Robert Marseglia motioned to approve minutes of September 16, 2008, seconded by John Swenarton, and the motion carried unanimously.

Reports:

Commission

Bill Haase presented the recommended modifications that were emailed to him by members of the Commission for the Affordable Housing Plan. It was decided at the September 9, 2008 Planning & Zoning Commission meeting that individual members of the Commission would email comments to Bill Haase and he would assemble comments to be considered. Robert Marseglia stated in general the tone of all the comments are somewhat consistent in that the Commission is looking for more affordable housing for a higher age bracket. Robert Marseglia motioned to forward the recommendations to the Affordable Housing Commission for review and comment, seconded by Paul Altman, and the motion carried unanimously.

Consent Agenda:

Review of revised site plans incorporating new drainage plans & other minor changes for previously approved **PZ0645SUP & GPP Retail Store Construction** – Special Use & Groundwater Protection Permits to construct three (3) retail buildings totaling 264,850 square feet, including associated utilities, landscaping & lighting. Various properties located on the east and west sides of between 476 – 546 Liberty Street (CT Route 2) south of the intersection of Route 2 & Interstate 95, and 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20, Block 2, Lots 2 & 4; Map 20, Block 3, Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12 & 13, & Map 21, Block 1, Lot 39, Zone HI-60.

Thomas Collier, attorney for the applicant, stated a wetland permit relating to a new drainage design was approved by the Inland Wetlands & Watercourses Commission on September 22, 2008. The plan before the Planning and Zoning Commission is identical to the plan approved two years ago. The drainage system itself has been significantly modified (drainage and infiltration devices, rain garden, and detention basin) and changes were made to comply with landscaping requirements. Paul Altman expressed concern for the site in that it is on a large natural resource aquifer that provides considerable water for the area and requested proof that every effort will be made to ensure water quality measures are in place so that area does not become contaminated. Paul Holland requested information on the buffers. Robert Marseglia asked if there were any building locations or foot print changes to which Mr. Collier responded that the size did not change, only minor changes were made from 2006, and the building is still 220 feet from the property line.

Raymond Cherenzia, Cherenzia & Associates, presented an overview of the new drainage plan. Previously the drain was to the Chapman parcel. The newly designed drainage Basin C which

has infiltration into the ground and then can overflow to a pipe system and across Route 2 into an existing drain then to a pond. If that overflows, it will flow to the Aquarion property and piped to Route 49 and into a pipe system out to the Pawcatuck River. It would take quite a bit of heavy rains to actually get to the river. This is a safer, better drainage system, there is infiltration and a system to handle suspended solids and basins provide treatment along with the rain garden at the end of the Piccolo property before discharging to the river. There is a protocol for testing the water. Bill Haase stated there is a maintenance bond for storm water management and an erosion and sedimentation bond is part of the stipulations from 2006. Inspections will be made at various times during construction. Ray Cherenzia stated the applicant has agreed to the same testing controls as Stop & Shop. There will be an easement on the Aquarion and Piccolo properties.

The question of buffers was reviewed. The landscaping where the access road is located was shifted for access by Stop & Shop is very heavily buffered. That has been approved by staff, however, Keith Brynes stated the buffering on the south side meets zoning regulations, but adding an extra turning lane is has made it more narrow. Discussion continued on buffers and internal signs. Ray Cherenzia commented that no buffers have changed and no signs will be located on the south side of the building.

Bill Haase reviewed changes and modifications recommended by staff in August of 2006. A vast majority of modifications are driven by the Inland Wetlands & Watercourses Commission. However, when approved there was a total of 30 stipulations and they have been reviewed with the applicant. With the exception of the stipulation of design of retaining walls, staff is satisfied that stipulations have been addressed. Mr. Cherenzia presented to Commission the proposed retaining walls which will be beige Versa-Lok retaining wall system or one of equal quality and color. There are three additional stipulations Mr. Haase brought forth to the Commission.

Paul Altman motioned to approve with the following stipulations:

1. Prior to issuance of a Zoning Permit for construction of the bank building, scaled architectural elevations for this structure shall be submitted for review and approval by the Planning and Zoning Commission.
2. Landscape plantings shall conform to the varieties, numbers, and locations as specified on revised site plans for Liberty Crossing dated September 24, 2008. Substitutions may be made only when a plant is not obtainable and the project landscape architect and Town of Stonington authorize a change, in which case the nearest equivalent obtainable size or variety of plant having the same essential characteristics shall be used.
3. The Town Engineer shall conduct a final review prior to Planning & Zoning Commission Chairman's signature of approval being affixed to the site plan. This review shall include, but not be limited to ensuring compliance with the Town Engineer's memo dated September 31, 2008 [sic].

Old Business:

PZ0824BR Olympia Equity Investors, LLC - Request release of Bonds: 07-005 E&S - \$8,750.00; 07-006 Landscaping - \$27,200.00; & 07-007 Paving - \$42,706.00 for construction at 6 Hendel Dr., Mystic. Assessor's Map 164, Block 1, Lot 8, Zone TC-80.

Keith Brynes informed members of the Commission that conditions of bond have been met. Paul Altman motioned to approve, seconded Lynda Trebisacci, and the motion carried unanimously.

Public Hearings:

Paul Holland read the call of the public hearing at 8:00 p.m.

PZ0821ZC & CAM Joseph Putnam, et al - Zoning Map Amendment from Residential RC-120 to Residential RA-20, and a Coastal Area Management Review for properties located at 200 Mistuxet Ave., 136 Hewitt Rd., & parcel off Hewitt Rd., Mystic, CT. Assessor's Maps/Blocks/Lots: 151/3/13, 152/2/7 & 152/2/4. Zones RC-120 & RA-20. *Applicant requests continuance of Public Hearing to 10/21/08.*

Paul Holland motioned to continue the hearing until October 21, 2008, seconded by Paul Altman, and the motion carried unanimously.

PZ0822SD & CAM Estate of Harriet K. Sullivan (D. Reagan) - Subdivision Application & Coastal Area Management Review for an 8-lot subdivision of an approximate 3.96 acre parcel. Property located at 12 Geiser Street, Mystic, CT. Assessor's Map 161, Block 9, Lot 3, Zone RA-20. *Applicant requests continuance of Public Hearing to 10/21/08.*

Paul Holland motioned to continue the hearing until October 21, 2008, seconded by Paul Altman, and the motion carried unanimously.

Adjournment:

Paul Altman motioned to adjourn at 8:05 p.m., seconded by Lynda Trebisacci, and the motion carried unanimously.

Paul Holland, Acting Secretary