

Regular Meeting

The 1486th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, March 19, 2013 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Vice Chairman John Prue at 7:00 PM. Present for the meeting were Commissioners, Bob Mercer, Ben Tamsky, and Frances Hoffman; Alternate Eric Beverly, and Town Planner Keith A. Brynes. Commissioner Robert Marseglia and Alternates Curtis Lynch and Gardner Young were absent.

Seated for the meeting were John Prue, Bob Mercer, Ben Tamsky, Eric Beverly, and Frances Hoffman.

Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development - Mr. Prue stated that a decision had been made to bring in Planimetrics for 3 more sessions to ensure the committee is going in the right direction with the plan update. The group should make some significant headway over the next 4 meetings. There will be public hearings in the future.

Discussion of Zoning Board of Appeals A-2 survey waiver procedure – Mr. Brynes stated the proposed regulation would give the ZBA the ability to waive the requirement for an A-2 survey, and the current ZBA members were in agreement to have that commission take the responsibility. After discussion, the consensus of the Commission was to have a regulation amendment application submitted at the April 16, 2013 meeting.

Meeting Minutes:

Ms. Hoffman motioned to accept the minutes of the 2/5/13 meeting. Eric Beverly seconded. The motion was approved, 5-0.

Ms. Hoffman motioned to accept the minutes of the 2/19/13 meeting. Eric Beverly seconded. The motion was approved 3-0-2.

Roll Call: Prue - abstain, Mercer - approve, Tamsky - approve, Beverly - approve, Hoffman - abstain

Reports:

Consideration of application for CT Housing for Economic Growth Program Pre-Development Grant - Mr. Brynes stated that this is a planning grant for up to \$20,000 from the State to study affordable housing options for the town. After a discussion, Frances Hoffman motioned to endorse the application. Ben Tamsky seconded. The motion was approved 5-0.

Administrative Review:

ZON13-030 KAC Realty, LLC- Zoning Permit application for change of use (Retail to Office) & associated signage for Charles Schwab office. Property located at 2-4 Holmes St., Mystic. Assessor's Map 174, Block 2, Lot 3 Zone DB-5.

Mr. Brynes explained the request and noted that the application meets the Regulations. Mr. Tamsky motioned to approve the application with a stipulation. Ms. Hoffman seconded. The motion was approved 5-0.

Stipulation:

1. Previously approved PZ1208 Special Use Permit for restaurant & parking lot must be abandoned.

ZON13-032 Garbarino & Garbarino V-4 Enterprises - Zoning Permit application for replacement of Sea Swirl freezer with a larger unit. Property located at 30 Williams Ave., Mystic. Assessor's Map 161, Block 16, Lot 2 Zone LS-5.

Mr. Brynes explained the applicant's request to replace the existing freezer with a larger unit was not an expansion of restaurant footprint and it conforms to LS-5 zone. Mr. Tamsky motioned to approve the application. Mr. Mercer seconded. The motion was approved, 5-0.

PZ1230SD & GPP Rowley, LLC (Allied Dev. Ptrnrs., LLC) - Request modification of Conservation Easement designation/boundaries for approved Subdivision and Groundwater Protection Permit applications for an 11-lot Open

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Space Development Subdivision with a 742'+/- cul-de-sac. Property located at 615 North Stonington Rd., Stonington. Assessor's Map 115, Block 1, Lot 1. Zone GBR-130.

Project Engineer Pat Lafayette, representing the applicant, presented revised drawings showing about an acre of Lot #6 as buffer-protected wetlands. He said Avalonia is in agreement that the stone wall is a defined boundary line for the conservation easement. Mr. Mercer motioned to approve the request to change the conservation easement boundary per Mr. Lafayette's revised drawing. Mr. Hoffman seconded. The motion was approved 5-0.

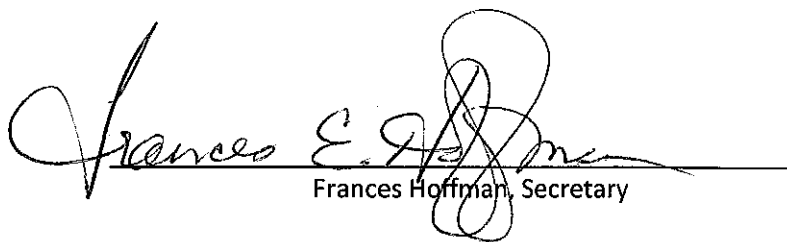
13-050ZON Mystic Seaport Museum - Zoning Permit application for change of use (retail to office). Property located at 90 Greenmanville Ave., Mystic. Assessor's Map 173, Block 2, Lot2 Zone MHD.

Ken Wilson represented Mystic Seaport. He stated the prior MHD master plan listed this space as retail and the building has been vacant for a few years. They have tried, unsuccessfully, to sell it, so are looking to use it as Seaport employee offices. He noted that office use is much less intense than retail and had been used as office space prior to a retail frame shop.

James Tennant, owner of several properties in this area, spoke in opposition to this application. He cited the original MHD regulations that called for any changes to the master plan to require a public hearing. He read a portion of the Marine Heritage District (MHD) regulations and shared pictures of inside remodeling already in progress at the location. While he agreed there'd be no impact on the neighbors with this change of use, his main concern is the precedent the town is setting in bypassing the regulation.

Mr. Tamsky motioned to deny the application based on the request for a public hearing. There was no second. Mr. Brynes stated that a May meeting would be the soonest a public hearing could be held. After further discussion, Mr. Mercer motioned to approve the application. Mr. Beverly seconded. The application was approved, 3-2.
Roll Call: Prue - approve, Mercer - approve, Tamsky - deny, Beverly - approve, Hoffman - deny

Mr. Tamsky motioned to adjourn the meeting. Ms. Hoffman seconded. The meeting was adjourned at 9:15 p.m.


Frances Hoffman, Secretary