

Special Meeting

The 1501st meeting of the Town Of Stonington's Planning and Zoning Commission was held on Tuesday, October 1, 2013 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Vice-Chairman John Prue at 7:00pm. Present for the meeting were Commissioners Ben Tamsky and Curtis Lynch; Alternates Gardner Young and Eric Beverly; and Town Planner, Keith Brynes. Commissioners Frances Hoffman and Bob Mercer were absent.

Seated for the meeting were John Prue, Ben Tamsky, Eric Beverly, Gardner Young and Curtis Lynch.

The Commission chose to change the order of the agenda items and address Commission Initiatives after Administrative Review.

Minutes: Mr. Young motioned to accept the minutes from August 27, 2013. Mr. Beverly seconded. The minutes were accepted, 3-0-2.

Roll Call: Tamsky - abstain, Prue - abstain, Beverly - approve, Lynch - approve, Young - approve

Mr. Tamsky motioned to approve the September 3, 2013 minutes. Mr. Young seconded. All in favor 5-0.

The Commission tabled the September 17, 2013 minutes.

Administrative Review:

ZON13-194 Antonio Mastroianni - Zoning Permit application to construct an 18' x10' 3rd floor deck & a 20' x 10' 2nd floor deck. Property located at 59 Williams Ave., Mystic. Assessor's Map 161, Block 20, Lot 7. Zone LS-5. Mr. Brynes recommended tabling application until the Fire Marshal's issues have been addressed. Mr. Young motioned to table the application. Mr. Tamsky seconded. All in favor 5-0.

ZON 13-213 Merefield Park, LLC - Zoning Permit application to construct a 52' x 20' pergola. Property located at 769 Stonington Rd., Stonington. Assessor's Map 75, Block 1, Lot 6. Zone GC-60. Mr. Brynes summarized the application and indicated there are no bulk requirement issues nor is the pergola visible from the street. Mr. Tamsky moved to approve the application. Mr. Lynch seconded. All in favor 5-0.

ZON 13-206 Davis Standard, LLC - Zoning Permit application to place eleven 8.5' x 40' storage containers on site. Property located at 1 Extrusion Drive, Pawcatuck. Assessor's Map 36, Block 4, Lot 3. Zone M-1. Mr. Brynes provided handouts showing the proposed location of the storage containers on the site. He recommended approving the 10 containers placed together, excluding the 11th container proposed for a different location, as there are bulk requirement issues. John Parini, Traffic Inventory Manager at Davis Standard, explained the need for the containers noting they are being placed in the same location as the current trailers. Mr. Tamsky motioned to approve the application with one stipulation. Mr. Lynch seconded. All in favor 5-0.

Stipulation:

1. Approval is for 10 storage containers; the 11th container on the northeast side is not permitted.

Jameson Way Property Management Co. - Preliminary discussion regarding potential Special Use Permit application for a commercial greenhouse / processing of agricultural products in the DB-5 Zone. Property located at Jameson Ct., Pawcatuck (off Palmer St.). Assessor's Map 4, Block 6, Lots 1, 1A, 1B, 1C, 1D, 1E, 1F, 13, 13A, 13B, 13C, 13D & 13E.

Mr. Brynes summarized the main issue with this potential project is that the DB-5 zone does not allow for agriculture. Mr. Walker Potts, speaking on behalf of the application, stated this type of greenhouse application falls into a gray area regarding zoning. He explained how the hydroponic system is self-sufficient and would be

Special Meeting

low impact to the area and neighborhood. He provided pictures & renderings of the system and the greenhouses. The Commission shared their support of the concept but explained the applicant will need to gain support from the neighbors, and show that the use is processing of agricultural products to obtain a Special Use Permit. Joan Nichols, of the Connecticut Farm Bureau, spoke to this process, citing several other locales in the State doing this type of operation. She discussed agriculture in Connecticut and how this venture would, "put Stonington on the map."

Correspondence:

Mr. Brynes stated that the memo from Attorney Tom Londregan, regarding the Toll Bros. application, will be reviewed at the next meeting.

Old Business:

PZ0360SD, SUP & GPP Meehan Group, LLC – Request approval for modification of drainage design for previously approved Clairemont subdivision, now Old Mystic Estates (Toll Brothers). Property located at Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Zones RA-40 & RR-80. *Public Hearing Closed 9/3/13. Tabled to 10/15/13 meeting.*

Mr. Tamsky moved to table this until the 10/15/13 meeting. Mr. Lynch seconded. All in favor 5-0.

Meeting recessed @ 8:05pm and reconvened @ 8:10pm

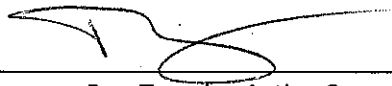
Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development: Mr. Prue stated the committee hopes a rough draft will be completed by December 2013 for an initial read by the Commission.

Discussion of draft Regulation Amendment to permit the keeping of hens: Mr. Brynes presented the revised draft regulation amendment, highlighting the main changes addressed: lot size, flock size, and a 20-foot setback requirement. Peg Moran thanked the Commission for their work on this issue. Mr. Tamsky motioned to move the draft text amendment to application form for submittal to the PZC. Mr. Lynch seconded. All in favor 5-0.

Election of Officers is scheduled for the next meeting.

Mr. Tamsky motioned to adjourn the meeting. Mr. Young seconded. All in favor 5-0. Meeting adjourned at 8:45pm.



Ben Tamsky, Acting Secretary