

## Special Meeting

The 1503<sup>rd</sup> meeting of the Town Of Stonington's Planning and Zoning Commission was held on Wednesday, November 6, 2013 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Acting Chairman John Prue at 7:00pm. Also present for the meeting were Commissioners Ben Tamsky, Bob Mercer, Frances Hoffman, and Curtis Lynch; Alternates Gardner Young and Eric Beverly; and Town Planner, Keith Brynes.

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

The Commission chose to change the order of the evening's agenda items.

**Election of Officers:**

Mr. Lynch nominated John Prue as Chairman, Ben Tamsky as Vice Chairman, and Frances Hoffman as Secretary. Motion was denied, 2-3.

Roll Call: Prue – aye, Lynch – aye, Mercer – no, Tamsky – no, Hoffman – no

Mr. Mercer nominated Ben Tamsky as Chairman, John Prue as Vice Chairman, and Frances Hoffman as Secretary. Motion was approved, 3-2.

Roll Call: Prue – no, Lynch – no, Mercer – aye, Tamsky – aye, Hoffman – aye

**Minutes:**

Ms. Hoffman moved to accept the minutes from September 17, 2013; September 30, 2013; October 1, 2013. Mr. Lynch seconded. She asked for a word to be changed in the 9/17/13 minutes from "guide" rail to "guard" rail.

Ms. Hoffman requested a copy of the detailed minutes from the 9/30/13 special joint meeting of the Board of Selectmen, Board of Police Commissioners, Economic Development Commission, and Planning and Zoning Commission. Minutes approvals votes:

September 17, 2013, approved, 4-0-1; Roll Call: Prue – approve\*, Lynch – approve, Mercer – approve, Tamsky – approve, Hoffman – abstain

September 30, 2013, approved, 4-0-1; Roll Call: Prue – approve, Lynch – approve\*\*, Mercer – approve\*\*, Tamsky – approve, Hoffman – abstain

October 1, 2013, approved, 3-0-2; Roll Call: Prue – approve, Lynch – approve, Mercer – abstain, Tamsky – approve, Hoffman – abstain

\* Mr. Prue was not present at the 9/17/13 meeting.

\*\* Mr. Mercer and Mr. Lynch were not present at the 9/30/13 meeting.

**Commission Initiatives:**

Discussion of 2014 Plan of Conservation and Development: Mr. Prue stated he has to resign from this committee. Mr. Brynes stated the group is making progress and still wishes to have representation from the Planning & Zoning Commission. After discussion, the commission asked Staff to send out the POCD committee meeting date schedule so a representative from the PZC may be designated to attend.

Discussion of Director of Planning Position: Mr. Brynes noted that there was no update on this initiative. Mr. Prue moved to remove this item from the agenda. Ms. Hoffman seconded. All in favor, 5-0.

Mr. Tamsky provided an update on the interview process to fill the Zoning Enforcement Officer position. The committee reached a unanimous agreement on a candidate today, which will be announced next week.

**Administrative Review:**

## Special Meeting

**Francis W. & Diane M. Chamberland** – Request approval to revise stairway for previously approved (12/4/12), access to shoreline through Non-Infringement Area. Property located at 32 Riverbend Dr., Mystic. Assessor's Map 165, Block 1, Lot 2. Zone GBR-130. Paul Biscuti, PE, shared architectural drawings of revised stairway location on property, and elimination of dock.

Ms. Hoffman moved to approve the revised request. Mr. Mercer seconded. All in favor.

**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. *Discussion tabled until 11/6/13 meeting.*

Attorney Tom Collier and Mr. Brynes requested this application be tabled to the 11/19/13 meeting. Mr. Prue moved to table application to 11/19/13. Ms. Hoffman seconded. All in favor.

**Public Hearing(s): 7:30 p.m.**

Ms. Hoffman read the call for the public hearing at 7:34pm.

**PZ1311ZC, SPA & CAM Edgewood Mac, LLC** - Request Master Plan Zone Change, Site Plan Application, & Coastal Area Management Review approval to redevelop site and build 55 attached residential dwelling units within four main buildings with a total footprint of 43,286 SF, an interior courtyard with a swimming pool and cabana, and associated parking, landscaping, and drainage. Property located at 2 Harry Austin Drive. Assessor's Map 160, Block 4, Lot 8. Zone IHRD. *Applicant has requested opening and immediately continuing the public hearing until 1/21/14.*

Attorney Ted Ladwig shared a few general comments regarding the proposal. The commission, wishing to have more time for discussion in a public hearing, proposed it be continued to the January 7, 2014 meeting. Mr. Prue motioned to continue the public hearing to January 7, 2014. Ms. Hoffman seconded. All in favor.

**Administrative Review:**

**ZON13-243 Ravie, LLC (David Eckert)** - Zoning Permit application for Change of Use from Office to Personal Services (hair salon) and associated signage. Property located at 21 East Main St., Mystic. Assessor's Map 174, Block 2, Lot 5. Zone DB-5. Mr. Brynes reviewed the proposal. Mr. Tamsky asked Staff to check on any signage violations. Mr. Mercer moved to approve the application. Mr. Prue seconded. All in favor.

**ZON13-245 Mystic Land Co.** - Zoning Permit application for office/retail animal physical rehabilitation use and associated signage. Property located at 18 Sylvia Ave., Mystic. Assessor's Map 174, Block 23, Lot 10. Zone MC-80.

Mr. Brynes discussed the proposal details provided by Attorney Sarah Moriarty, agent for the applicant. After discussion, Ms. Moriarty asked the commission to strike the detached sign from the current application, stating the applicant currently only requires a sign on the building. Ms. Moriarty noted that they had the understanding that the detached sign came with the property. Dr. Deborah Gross addressed Ms. Hoffman's concerns over animal waste in the area and near the water. Mr. Mercer moved to approve the application one stipulation. Mr. Prue seconded. All in favor.

**Stipulation:**

1. Approval of the application does not include the detached sign.

**Consideration of Certificate of Zoning Compliance for 2nd floor office space.** Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80.

## Special Meeting

Mr. Brynes summarized the history of this location and said the current ZEO wants the commission to review this zoning issue. After some discussion between the applicant and the commission, the Planning & Zoning board expressed the need for information and paperwork on the number of parking spaces, floor area ratio, and the ZEO's concerns before they can make a decision. The applicants requested Mr. Brynes also communicate the Acting ZEO's concerns to them. Mr. Prue motioned to table this application until more information can be ascertained from the Acting ZEO on this zoning compliance. Mr. Mercer seconded. All in favor.

The commission took a 5-minute break at 8:34pm, reconvening at 8:39pm.

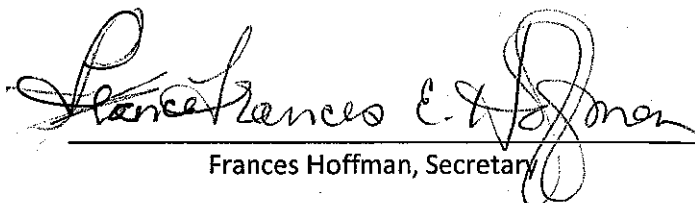
**PZ1312BR Masons Island Landing, LLC** - Application for reduction/release of Erosion & Sedimentation Control Bond posted to satisfy requirements of proposed construction activity related to PZ0667CNU & CAM applications for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120. E&S bond instrument was a Bank Check in the amount of \$34,000.00.

Mr. Brynes summarized the application, sharing the Town Engineer's suggestion to reduce the E&S bond to \$10,000.00. After discussion, Ms. Hoffman moved to approve reduction of the E&S Bond from \$34,000.00 to \$12,000.00. Mr. Prue seconded. All in favor.

**PZ1314CAM Eleanor & Colin McKay** - Coastal Area Management Review for demolition & removal of existing single family residence and construction of a new SFR over the same area as the original house. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.

Mr. Brynes recommended tabling the application. Mr. Prue motioned to table the application. Mr. Mercer seconded. All in favor.

Mr. Mercer motioned to adjourn the meeting. Mr. Prue seconded. All in favor. Meeting adjourned at 8:45pm.



Frances Hoffman, Secretary