

## Special Meeting

The 1505<sup>th</sup> meeting of the Town Of Stonington's Planning and Zoning Commission was held on Tuesday, December 3, 2013 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 6:30pm. Also present for the meeting were Commissioners Bob Mercer, John Prue, and Curtis Lynch; Alternates Gardner Young and Eric Beverly, and Town Planner, Keith Brynes. Commissioner Frances Hoffman arrived late.

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

**Executive Session:**

Mr. Prue motioned to have the Commission enter into Executive Session. Mr. Mercer seconded. The motion was unanimously approved.

Mr. Prue motioned to have the Commission come out of Executive Session. Mr. Lynch seconded. The motion was unanimously approved. The Commission ended the Executive Session at 7:00 pm.

Chairman Tamsky noted that no votes were taken in the Executive Session.

**Commission Initiatives:**

Discussion of 2014 Plan of Conservation and Development: Mr. Lynch, having attended the recent POCD Subcommittee meeting, explained that Planimetrics has been contracted with to provide a rough draft of the updated POCD. He motioned to have a joint meeting between the POCD Subcommittee and the PZC two weeks after both Commission/Committees have had a chance to review the draft. Mr. Prue seconded. All in favor 5-0.

Mr. Lynch also reported that he asked the POCD Subcommittee to consider the Route 1 Corridor Study during their review. Mr. Brynes noted that the study was done as a supplement to the 2004 POCD. Commissioners discussed Mr. Lynch's "strawman" proposal that the POCD Vision Statement / guiding principle should address not just the three village districts, but the entire Town as a whole. Mr. Prue feels there should be better definition of the village districts and a better look at areas that would support low impact development.

Mr. Prue asked whether the Director of Planning position has been advertised, noting that it was his understanding that there is funding for the position in the budget. Mr. Brynes stated that the Director of Administrative Services, Vincent Pacileo, is responsible for writing the job description. Mr. Tamsky asked Mr. Brynes to check into the current status of the position and report back to the commission.

**Administrative Review:**

**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.

Mr. Brynes stated that the applicant has asked that this item be tabled to the January 7, 2014 meeting. Mr. Prue noted that the issues in this request were leaving him lost. Mr. Tamsky felt commissioners should familiarize themselves with the information provided in the staff report and listen to the PZC 12/7/10 meeting recording. Mr. Prue motioned to table the application until the 1/7/14 meeting. Mr. Mercer seconded. All in favor 5-0.

**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 the 12/3/13 meeting.

The applicant has requested to table the request to the January 7, 2014 meeting. Mr. Prue motioned to table the application until the 1/7/14 meeting. Mr. Mercer seconded. All in favor 5-0.

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**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 reviewed this application, noting that the Commission had approved a similar application for the site. The applicants wish to make changes so have submitted this new application. Mr. Brynes summarized the changes to the site plan, read the DEEP comments and responses to the application from the Town Sanitarian. Commissioners discussed potential stipulations of approval and retention of stormwater on the site.

Mr. Norton Wheeler, Mystic River Bldg. Co., inquired about any changes in the site plan or boat launch area. Mr. Brynes said there are no changes planned to the boat launch area.

Ms. Hoffman arrived at 7:40pm and was seated for the remainder of the meeting, Mr. Beverly was unseated. Ms. Hoffman was concerned with the removal of the rain gardens on site. Mr. Lynch asked if they could approve with stipulations that meet Ms. Hoffman's concerns.

Mr. Wheeler, although not under contract with the applicants, is familiar with the project, noted that the applicants would likely not be adverse to reconsidering a water retention method on site.

Mr. Brynes suggested having the Town Engineer provide an opinion on the stormwater issue on site. He said he would also ask the applicants' engineer for justification for the changes that were made to the drainage layout and if any changes can or need to be done to the sheetflow.

Ms. Hoffman requested Mr. Brynes ask the applicants' engineer what can be done rather than his opinion of whether it is necessary or not.

Mr. Prue motioned to table the application to the 12/17/13 meeting. Mr. Mercer seconded. All in favor 5-0.

**PZ1316SPA & GPP Sun Seaport RV Resort, LLC** – Site Plan Approval & Groundwater Protection Permit applications for paving of existing gravel driveway and related site improvements. Property located at 45 Campground Rd., Mystic. Assessor's Map 167 Block 1 Lot 3. Zones GBR-130 & GC-60.

Mr. Brynes recommended tabling this application pending Inland Wetlands & Watercourses Commission and Zoning Board of Appeals review.

Mr. Prue moved to table the application pending IWWC & ZBA decisions. Mr. Lynch seconded. All in favor 5-0.

**Minutes:**

Ms. Hoffman moved to approve the minutes from November 19, 2013. Mr. Mercer seconded. All in favor 4-0-1.  
Roll Call: Tamsky – approve, Prue – abstain, Hoffman – approve, Mercer – approve, Lynch -approve

**Return to Commission Initiatives:**

Zoning Regulations 7.7.8.2.1, 7.7.8.3.2 and FEMA regulations related to additions to legally non-conforming buildings that are not "substantial improvements" in flood hazard Discussion of policy / Commission interpretation regarding potential conflict between areas.

Real Estate Agent Henry Gourd asked for the Commission's position on this initiative. He explained his inquiry stems from prospective buyers who want to purchase a property and improve it, but are severely restricted by substantial improvement requirements of Town and FEMA regulations, along with increasing flood insurance

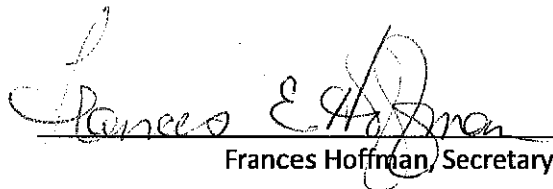
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rates. The Commission and Mr. Brynes suggested to Mr. Gourd that he follow up to the Town in writing with any suggestions on this initiative. He also stated he's working with the FEMA representative in Hartford to get a representative to come to Stonington for an information forum on these matters.

John Prue was concerned with hearing **PZ1317SUP Sea Research Fndtn. (Waterstone Retail, Inc.)**, the application for construction of a retail structure, prior to a potential application for construction of a parking lot on an associated site. Commissioners asked when the applicant planned to submit the application and Mr. Brynes said he expected it this week. Commissioners came to a consensus that they would not make a decision on the retail building application prior to making a decision on an application for the parking lot. Mr. Brynes said he would convey that information to the applicant's attorney and update the Commission next week.

Mr. Prue noted he would be recusing himself from application **PZ1315SUP D'Amato Investments, LLC (David Brambila)**.

Mr. Lynch motioned to adjourn the meeting. Mr. Prue seconded. All in favor 5-0. Meeting adjourned at 8:21pm.

  
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Frances Hoffman, Secretary