

Regular Meeting

The 1519<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, June 17, 2014 at the Mystic Middle school, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:04pm. Present and seated for the meeting were Commissioners Ben Tamsky, Frances Hoffman, Curtis Lynch, and Alternate Gardner Young. Town Planner, Keith Brynes was present and Commissioners Bob Mercer and John Prue were absent.

**Meeting Minutes:** Ms. Hoffman moved to accept the #1518 June 3, 2014 minutes. Mr. Young seconded. All in favor 4-0.

**Commission Initiatives:**

Discussion of 2014 Plan of Conservation and Development- Mr. Lynch reported out on the POCD, stating June 13th was the deadline to have provided comments to the POCD committee. June 30, 2014 is the scheduled date for the public meeting. Mr. Brynes said the POCD has received a good amount of input from other commissions.

**Administrative Review:**

**ZON14-120 Gary & Annette Vacca (Stephen Capizzano)** – Change of use from restaurant to retail and wall sign. Property located at 5 Coggswell St., Pawcatuck. Assessor's Map 1, Block 4, Lot 13. Zone DB-5. Mr. Brynes presented the application stating there is no change to the site or exterior of the building. There will be minimal changes to the interior and the use conforms to DB-5 requirements. The applicant was present. Mr. Brynes shared the wall sign plan. Mr. Lynch moved to approve. Ms. Hoffman seconded. All in favor 4-0.

**ZON14-124 Leon Millis (Kyle Gadway)** – Change of use from retail-restaurant to retail. Property located at 34-38 Mechanic St., Pawcatuck. Assessor's Map 4, Block 7, Lot 5. Zone DB-5. Mr. Brynes stated there will be no change to the site or the building, and the use conforms to DB-5 requirements. Mr. Young moved to approve. Ms. Hoffman seconded. All in favor 4-0.

**Old Business:**

**PZ1405BR Toll Brothers - Old Mystic Estates** - Application for reduction of Performance & Maintenance Bond posted to satisfy requirements of proposed construction activity related to PZ0360SD SUP & GPP Meehan Group, LLC. Bond instrument is Letter of Credit #30002932 for \$2,935,000.00 for a 48-lot subdivision located off Pequot Trail, Mystic. Bond reduced to \$1,700,000.00 on 6/26/12.

Mr. Brynes stated that the applicant has requested withdrawal of the application.

**PZ1406CAM Jonathan & Heryun Ayers** - Coastal Area Management Review for demolition & removal of existing single family residence and subsurface sewage disposal system (SSDS) and construction of a new single-story SFR with a new SSDS. Property located at 29 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lot 5. Zone RA-20.

Mr. Brynes presented the application, referring to page 15 of the staff report. The DEEP office stated this application is consistent with applicable coastal policies. Clint Brown, P.E., and architect Jim Estes, explained the application and presented the site plan to the commission. Mr. Brown answered questions from commissioners. Mr. Brynes read aloud the regulatory statutes & comments from the DEEP. Staff recommended approval with the two stipulations noted in the Staff Report. Ms. Hoffman moved to approve the application with the following three (3) stipulations. Mr. Young seconded. All in favor 4-0.

**Stipulations:**

1. Construction shall conform to all applicable flood hazard regulations.
2. Final plans shall be revised to address the comments of the Town Engineer dated 6/24/14.
3. Erosion control fence shall be installed during demolition.

## Regular Meeting

**Return to Discussion of 2014 POCD:** Mr. Tamsky asked the commission for comments on how they will present their own comments to the POCD. Mr. Lynch expressed his view that the overall density of population should be considered, specifically the retirement senior care sector, even though it's not an industry. He stated that he is unclear as to how the town deals with conservation. He stated a commitment to retirement & senior care groups should be developed. Mr. Tamsky said he believes there should be a plan of conservation AND (not or) development. Mr. Young felt Kate Robin's comments should be discussed at length. He & Ms. Hoffman stated we have an opportunity to develop a niche economy in senior care living facilities, based on our current business. Ms. Hoffman supports a committee to discuss/develop the retirement/senior care living potential, to serve the population need for the area.

Mr. Tamsky asked if any of the public would like to comment. Carlene Donnarummo said Mr. Blunt White spoke for some time at the POCD meeting this week. Mr. Tamsky stated he hopes the revised POCD document will reflect the changes from the initial document of 5/16/14. Mr. Rick Newton said Avalonia is focused on sea level rise and feels our town is not concerned with that issue. Mr. Tamsky brought up the issue of medical marijuana and how it relates to hydroponic farming and its approval at the state level. The commission talked of how to address this in the future.

Ms. Hoffman stated she is meeting with the Zoning Enforcement Officer and the Town Engineer regarding changes at Cove Fish Market.

Mr. Young moved to adjourn the meeting. All in favor 4-0. The meeting adjourned at 8:50pm.