

AGENDA  
PLANNING COMMISSION  
APRIL 25, 2017 - 7:00 P.M.  
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. April 11, 2017\*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

1. Ju Sushi Restaurant (SIT17-05), 1043-1045 Poquonnock Road\*
2. Sift Bake Shop (SIT17-06), 5 Water Street\*
3. Central Hall (SIT17-04), 18-22 West Main Street - Agreement for Extension\*
4. Walker Hill Road Tank Replacement (SIT17-02) Agreement for Extension\*

VI. OLD BUSINESS

1. Zoning Commission Referral for a Public Hearing on May 3, 2017  
REGA17-01 – Water Resource Protection District (WRPD) Zoning Regulation  
Text Amendment\*\*

VII. NEW BUSINESS

1. Referral from the Town of Stonington for a Public Hearing on May 2, 2017 for  
PZ1707RA Martin Olson Irrevocable Trust – Regulation Text Amendment within  
the Tourist Commercial (TC-80) Zoning District\*
2. Report of Commission
3. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: May 9, 2017

\* Enclosed

\*\* Previously sent – **Please bring to meeting**

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES  
PLANNING COMMISSION  
APRIL 11, 2017 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Munn, Steinfeld  
Alternate members present: Fitzgerald, Tarbox  
Excused Absence: Zod  
Staff present: Jones, Allen, Silsby

Chairman Pritchard appointed Fitzgerald to sit for Zod and Steinfeld to sit as Acting Secretary.

II. APPROVAL OF MINUTES

1. March 28, 2017

MOTION: To adopt the minutes of March 28, 2017, as written

Motion made by Steinfeld, seconded by Munn, so voted 4-0-1 (Munn).

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS

1. Roger Watrous Building & Remodeling LLC (SUB14-01), Pleasant Valley Road North – Request for Release of Bond

Staff stated that Public Works has recommended release of the bond.

MOTION: To release the \$2,450.00 maintenance bond for the Watrous Subdivision, Pleasant Valley Road North (SUB14-01)

Motion made by Pritchard, seconded by Steinfeld, so voted unanimously

V. SITE PLANS - None

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Zoning Board of Appeals Referral for Public Hearings on April 26, 2017

ZBA#17-02 - Fort Hill Citgo, 182 Fort Hill Road

Staff reviewed the variance request to replace the existing canopy, reconfigure 2 pump islands, and relocate signage. It was noted that this is a pre-existing non-conforming use. He noted that the changes do not change parking requirements. Sign regulations were reviewed.

Inquiries were made about the size and amount of signs on site. Munn felt that the legal advertisement was confusing and asked for a staff cover memo, in the future, for

complicated variance applications. Staff will be sure to address this aspect moving forward.

The Planning Commission recommended that the Board ensure that site lighting be appropriate for the residential zone.

ZBA#17-05 – Mystic Professional Associates, 200 Sandy Hollow Road

Pritchard disclosed that he is a client of this medical practice.

Staff reviewed the variance request to add more parking to this pre-existing non-conforming use. He explained that there are two existing parking lots and the owners feel that more parking is needed. It was noted that this business is located in a residential zone. The parking would expand from 33 spaces to 53. He noted that Site Plan approval would be required.

The Planning Commission had no comment.

2. Zoning Commission Referral for a Public Hearing on May 3, 2017 - REGA17-01 – Water Resource Protection District (WRPD) Zoning Regulation Text Amendment

Staff stated that this text amendment was a recommendation in the Plan of Conservation and Development from 2002 and 2016. She briefed the Planning Commission on the changes that are being proposed including new standards for hazardous material management, storm water treatment, and changes in allowed uses. She reviewed new design standards.

Pritchard suggested that the definition regarding wild animals be changed. Kane inquired about the word “practicable” and felt that that word may not be the best option, Munn agreed. Pritchard inquired about the potential outcome of home oil tanks leaking and suggested they be regulated if they are not regulated under the building code. Staff will discuss this with the Building Official. Steinfeld inquired about underground gas tanks, which Staff said is regulated by the State. The Planning Commission recommended that this item be continued to the next agenda, so additional comments can be received. Members can submit written comments to Staff for review.

3. Referral from the City of Groton for a Public Hearing on April 18, 2017 regarding a Special Permit/Site Plan #458 - Branford Manor Site and Building Renovations

Staff spoke about the proposed project, as she referred to the narrative, renovations, community center, layout of roads, and landscaping. Staff feels there will be no inter-municipal impact.

The Planning Commission had no comment.

4. Referral from the City of New London for a Public Hearing on May 4, 2017 for a proposed zoning amendment regarding Historic Properties from the New London Maritime Society

Staff feels there will be no inter-municipal impact.

The Planning Commission had no comment.

5. Report of Commission

Fitzgerald stated that he attended the recent budget hearing and spoke, as a resident, in favor of the coastal access trail for signage and upgrades, trails for boaters and kayakers, and updating the Harbor Management Plan.

6. New Applications

Staff noted that Chelsea Groton Bank has submitted a site plan application to build a 166 square foot vestibule. The work will include a sidewalk along Route 184. The Planning Commission agreed with Staff that this application could be handled administratively.

VIII. REPORT OF CHAIRMAN

Pritchard stated that a Committee of Chairpersons meeting has been scheduled for Monday, April 17<sup>th</sup> at 6 p.m. He noted that he would be attending an upcoming kickoff meeting about Tax Increment Financing (TIF) on April 18<sup>th</sup> at 2:30 p.m. at the Town Hall Annex in Community Room 1.

IX. REPORT OF STAFF

Staff mentioned that the Town Council is contemplating whether or not to combine the Planning Commission and Zoning Commission. Discussion followed about the pros and cons.

X. ADJOURNMENT

Motion to adjourn at 7:56 pm was made by Steinfeld, seconded by Munn, so voted unanimously.

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Hank Steinfeld, Acting Vice Chair/Secretary  
Planning Commission

Prepared by Robin M. Silsby  
Office Assistant II

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> SIT17-05, Ju Sushi, 1045-1045 Poquonnock Rd.	
<b>CAM:</b> NA	
<b>STAFF PLANNER:</b> MTA	<b>SUMMARY DATE:</b> 4/20/17
<b>TERMINAL ACTION DATE:</b> 5/18/17	<b>PUBLIC HEARING CLOSED:</b> NA
<b>EXISTING LAND USE/ZONING:</b> Out of use residential & commercial/CA-12	<b>SITE AREA:</b> 0.4 AC.
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b> <b>North:</b> MF & CA-12 <b>South:</b> CA-12 <b>East:</b> CA-12 <b>West:</b> RMF-16	
<b>HISTORY:</b> This property has 3 existing buildings, a two-story single-family home, a detached garage, and a detached one-story commercial building fronting Poquonnock Rd. The commercial building and the garage are nonconforming as they lie within setbacks.	
<b>PROJECT DESCRIPTION:</b> No expansion of any of the buildings is proposed. The house and garage will remain as they are and will be used as a residence. The commercial building at the north end of the property will be converted to a sushi restaurant. A parking lot with 9 spaces will occupy the front yard area. An existing area of bituminous pavement along the property's frontage will be reconfigured for a new sidewalk, curbing, driveway, and landscaping.	
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b>	
<b>WAIVERS:</b>	
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b> <b>Landscaping:</b> Staff has requested two street shade trees be included on the plan to meet the requirements of Section 7.4-3 (Front Landscaped Area) as well as a buffer along the property's western boundary to meet the requirements of 7.4-4 (Buffer Area). <b>Parking:</b> With 300 square feet of seating area, the restaurant use requires 9 parking spaces per Section 7.2-3F (Parking Spaces - Retail Store, Personal, and Commercial Services). The residential use requires 2 parking spaces per Section 7.3-2A (One and Two Family Dwellings). The plan proposes 11 parking spaces and meets zoning requirements. <b>Sidewalk:</b> Per Section 7.5-2 (Frontage Sidewalks) a 5 foot-wide concrete sidewalk is proposed along the property's Poquonnock Rd. frontage. <b>Lighting:</b> All lighting proposed for the project meets the requirements of Sections 7.2-14 (Off-street Parking & Loading – Lighting) and 8.4-5F (Site Plan Objectives – Lighting).	
<b>ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.</b>  <i>Staff will have a recommendation at the meeting.</i>	

*SIT17-05 Ju Sushi*

## STAFF SUMMARY SHEET

<b>PROJECT NAME/LOCATION:</b> SIT 17-06, Sift Bake Shop, 5 Water Street	
<b>CAM:</b> Exempt	
<b>STAFF PLANNER:</b> MTA	<b>SUMMARY DATE:</b> 4/20/17
<b>TERMINAL ACTION DATE:</b> 6/15/17	<b>PUBLIC HEARING CLOSED:</b> NA
<b>EXISTING LAND USE/ZONING:</b> commercial/WDD	<b>SITE AREA:</b> 0.21 AC.
<b>SURROUNDING LAND USE/ZONING DISTRICT(S):</b>	
<b>North:</b> Office/WDD	<b>South:</b> Rest/WDD
<b>East:</b> Retail/WDD	<b>West:</b> Bank/WDD
<b>HISTORY:</b>	
<p>A site plan and CAM were approved in 1996 for the construction of a three-story building for residential/retail usage. In 2016 a site plan was approved for Sift Bake Shop to occupy the first floor with a walk-in refrigeration unit located in the parking lot. The upper floors remained residential (2 two-bedroom apartments). In 2017 an administrative site plan was approved for a retractable awning on the building's frontage. Also, in 2017 a special permit was approved by the Zoning Commission for the proposed work herein.</p>	
<b>PROJECT DESCRIPTION:</b>	
<p>The proposal involves the addition of outdoor seating, the serving of alcohol, and the conversion of one of the apartments to a preparation area for the bakery. 40 seats occupying 241 square feet are proposed. Alcohol service will be limited to wine and will not occur past 9 PM. The proposed work does not require a CAM application.</p>	
<b>LIST AGENCIES WITH OUTSTANDING COMMENTS:</b>	
<b>WAIVERS:</b>	
<b>LAND USE/DEVELOPMENT ISSUES ANALYSIS:</b>	
<p><b>Parking:</b> 10 spaces are required for the restaurant use per Section 7.2-3.J, and 2 spaces are required for the residential use per Section 7.2-3.B, for a total of 12 spaces required. Section 6.3-4H allows for 50% of the required spaces in the Waterfront Design District for a total of 6 spaces required. 6 spaces including 1 handicap exist at the site.</p>	
<b>ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.</b>	
<p><i>Staff will have a recommendation at the meeting.</i></p>	

*SIT17-06 Sift Bake Shop*

**F** **FEDUS ENGINEERING, LLC**  
**CIVIL ENGINEERS**

70 Essex Street, Unit 2C, Mystic, CT 06355 ■ Phone: 860-536-7390 ■ Fax: 860-536-1644

April 20, 2017

Ms. Diane Glemboski  
Planning and Development  
The Town of Groton  
134 Groton Long Point Rd.  
Groton, CT 06340



Re: Site Plan Application  
Central Hall  
18-22 West Main Street  
Mystic, CT 06355

Dear Ms. Glemboski:

We respectfully request a 65 day extension for the site plan application for the subject location.

If you have any questions or require further information please contact our office at (860) 536-7390 or via email.

Thank you for your consideration regarding this matter.

Sincerely,

***Gregg Fedus***

Gregg Fedus

Cc: Historic Mystic, LLC

*SIT17-04 Central Hall*



**GROTON UTILITIES**

At Your Service

April 20, 2017

Deborah Jones  
Assistant Director  
134 Groton Long Point Road  
Groton, CT 06340

Re: Walker Hill Water Storage Tank

Dear Mrs. Jones,

Groton Utilities would like to request a 65 day extension for the Walker Hill Water Tank project and appurtenant work at 105 Walker Hill Road.

GROTON UTILITIES

Raymond L. Valentini  
Operations Manager, Water Division & PAF



295 Meridian Street  
Groton, Connecticut 06340  
T 860-446-4000 F 860-446-4098

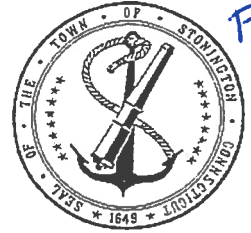
SIT17-02 Walker Hill



# TOWN OF STONINGTON

Department of Planning  
152 Elm Street  
Stonington, Connecticut 06378  
(860) 535-5095 • Fax (860) 535-1023

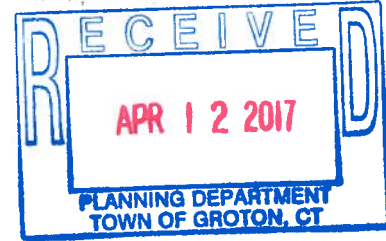
RECEIVED  
TOWN CLERK'S OFFICE  
2017 APR 10 AM 11:22  
RECORDS & MAIL PAGE  
*Betsy Moukawsher*  
TOWN CLERK GROTON, CONNECTICUT



*PC  
MTH  
4/25*

April 5, 2017

Ms. Betsy Moukawsher  
Town Clerk  
Town of Groton  
45 Fort Hill Road  
Groton, CT 06340-4394



Subject: **PZ1707RA Martin Olson Irrevocable Trust – Regulation Text Amendment to increase the maximum height and floor area ratio permitted within the Tourist Commercial (TC-80) zoning district.**

Dear Ms. Moukawsher:

I am writing to inform you that the above-referenced application has been scheduled for a Public Hearing to be held at the **Mystic Middle School, 204 Mistuxet Ave., Mystic, Connecticut, on Tuesday, May 2, 2017.** Public Hearings are scheduled to begin at **7:30 p.m.**

The enclosed Notice of Public Hearing is being referred to your municipality in accordance with Section 8-7d(f) of the Connecticut General Statutes. If you have any questions, please feel free to contact the Department of Planning at 860.535.5095.

Sincerely,

Gayle Phoenix, CZET  
Land Use Application Facilitator

Enclosures: NPH & application

*Stonington Referral*

PLANNING AND ZONING COMMISSION  
TOWN OF STONINGTON

NOTICE OF PUBLIC HEARING

RECEIVED  
TOWN CLERK'S OFFICE

2017 APR 10 AM 11:22

RECORD # 421 PAGE

*Belinda Markwisher*  
TOWN CLERK  
TOWN OF STONINGTON, CT

Pursuant to the General Statutes of the State of Connecticut revision of 1958 and all amendments thereto, and pursuant to the Zoning Regulations for the Town of Stonington, Connecticut, the Planning and Zoning Commission hereby gives notice that it will hold a Public Hearing at the **Mystic Middle School**, 204 Mistuxet Ave., Mystic, CT, on **Tuesday, May 2, 2017 at 7:30 p.m.** on the following application(s):

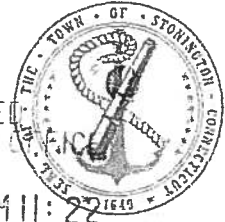
**PZ1707RA Martin Olson Irrevocable Trust** – Regulation Text Amendment to increase the maximum height and floor area ratio permitted within the Tourist Commercial (TC-80) zoning district.

AT SUCH HEARING, ANY PARTY MAY APPEAR IN PERSON OR BE REPRESENTED BY AN AGENT OR BY AN ATTORNEY.

Any disabled person requiring auxiliary aids or services for effective communication or access at this hearing should contact the Department of Planning at (860) 535-5095 ten days prior to the hearing date.

Dated at Stonington, Connecticut, this **19<sup>th</sup>** day of April, 2017.

David Rathbun, Chairman



**RECEIVED**  
**ZONING TEXT & MAP AMENDMENT**  
**APPLICATION FORM**

RECEIVED  
TOWN CLERK'S OFFICE

2017 APR 10 AM 11:22

Please submit original and two copies of this application and relevant plans

FOR OFFICIAL USE ONLY

Application Number

PZ1707RA

Receipt Date:

3/21/17

Application is for:

TEXT AMENDMENT

MAP AMENDMENT

Name of Applicant:

Martin Olson Irrevocable Trust

Mailing Address:

P.O. Box 176, Mystic, CT 06355

Telephone Number:

(860) 625-4298

Email Address:

christophregan@sbcglobal.net

Any property owner or resident in the Town may apply to amend the Zoning Regulations or Zoning Map. All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

**AMENDMENT TO ZONING REGULATIONS.** Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

**AMENDMENT TO ZONING MAP.** Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

**COMPLETE FOR ZONING MAP AMENDMENTS ONLY:**

Property Address(es)

\_\_\_\_\_

Assessor's information:

Map

[ ]

Block

[ ]

Lot

[ ]

Present Zoning District:

[ ]

Proposed Zoning District:

[ ]

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

**PZ1707RA Martin Olson Irrevocable Trust – Regulation Text Amendment to increase the maximum height and floor area ratio permitted within the Tourist Commercial (TC-80) zoning district.**

**COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:**

Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY)

See attached.

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The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.

 March 7, 2017  
Applicant Signature **Joyce O. Resnikoff** Date  
**Its Primary Trustee**

**Acknowledgement of financial responsibility for required studies, information and/or third party review**

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.

 March 7, 2017  
Applicant Signature **Joyce O. Resnikoff** Date  
**Its Primary Trustee**

5.2.1 Commercial / Industrial Zone Bulk Requirements.

[AMENDED: APRIL 15, 2003; SEPTEMBER 7, 2004; NOVEMBER 1, 2005; SEPTEMBER 19, 2006]

ZONE	MINIMUM LOT AREA <sup>1</sup>	FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT <sup>2</sup>	FLOOR AREA RATIO	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE <sup>3</sup>
DB-5	5,000	50'	0'	0'	0'	BY REVIEW <sup>4</sup>	0.6	N/A	N/A
CS-5	5,000	75'	10'	25% <sup>4</sup>	10'	30'	0.3	N/A	N/A
LS-5	5,000	50'	10'	10% <sup>4</sup>	0/5' <sup>5</sup>	40'	0.5	N/A	N/A
GC-60	60,000	200'	40'	50'	20/50' <sup>6</sup>	30'	0.25 <sup>7</sup>	N/A	N/A
HI-60	60,000	200' <sup>8</sup>	25'	25'	25'	25' <sup>9</sup>	N/A	75%	60%
TC-80	80,000	200'	50'	50'	25'	<del>40'</del> 50' <sup>11</sup>	<del>0.30</del> 0.75	N/A	N/A
MC-80	80,000	150'	50'	50' <sup>10</sup>	25'	20'	0.25	N/A	N/A
M-1	80,000	200'	50'	50'	25'	50'	0.30	N/A	N/A
LI-130	130,000	200'	50'	50'	25'	30'	0.25	N/A	N/A

NOTES FROM ABOVE:

1. Square feet.
2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
4. Percent of Depth of Lot.
5. One side may be zero (0) feet with a total side yard of five (5) feet.
6. One side may be 20 feet with a total side yard of 50 feet.
7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
8. Property lines abutting Interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Soundview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.
9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear yard setback requirements are increased two feet for every one foot of structure which exceeds 40 feet in height.
10. When the Rear Yard is waterfront, a five (5) foot Minimum Rear Yard for Yacht Clubs and Marinas is allowed.
11. Maximum height of a structure may be increased to 65 feet, by Special Use Permit, to accommodate architectural features and rooflines.

N/A Not Applicable

**Martin Olson Irrevocable Trust  
Proposed Zoning Text Amendment**

Section 5.2.1 Commercial / Industrial Zone Bulk Requirements (see proposed language increasing maximum height and floor area ratio for the TC-80 Zoning District)

**Purpose of Text Amendment**

The purpose of the proposed zoning text amendment is to increase the maximum height and floor area ratio provisions for the Tourist Commercial (TC-80) district to promote additional reinvestment and economic development at Exit 90 along Interstate 95. The proposed increase in the base maximum height from 40 feet to 50 feet, with the ability to further increase maximum height up to 65 feet by Special Use Permit to accommodate architectural features and rooflines, will permit substantially greater opportunities for both development and redevelopment throughout the TC-80 district. Likewise, the increase in floor area ratio from 0.30 to 0.75 will also permit increased density of development in an area of town suitable to support additional commercial growth.

**Consistency with Plan of Conservation and Development (Section 8.8.3.1)**

The proposed text amendment is consistent with the Plan of Conservation and Development. The TC-80 district is one of the few commercial designations that permits large-scale commercial development. The POCD calls for updating provisions of all commercial districts to stimulate economic development and to increase the commercial tax base by encouraging, guiding, and prioritizing business development in places like key interstate highway exits. Exit 90 on Interstate 95, the gateway to Mystic, is the only location of the TC-80 district and the POCD notes the need to promote redevelopment of existing sites within this area. Long considered the "Golden Triangle" many of the properties in this zone are currently underutilized, deteriorated, or in need of significant reinvestment. Loosening arbitrary bulk standards will permit greater reinvestment opportunities within the district and encourage greater density of redevelopment where the infrastructure is already in place to support it.

**Consistency with Comprehensive Plan (Section 8.8.3.2)**

The proposed text amendment is consistent with the Comprehensive Plan for zoning. The proposed changes in the bulk standards for the TC-80 district will not undermine the existing commercial and tourism related uses in this area and will only enhance and create greater flexibility for redevelopment opportunities. It should be note that the proposed increase in base maximum height to 50 feet is consistent with the maximum height permitted in other commercial/industrial districts, including the recently adopted GDD at the Perkins Farm, and the additional provisions to allow increases up to 65 feet are only allowed by Special Use Permit and for the purpose of encouraging superior architectural design. Likewise, the increase in FAR to 0.75 is not inconsistent with provisions for other higher-density commercial districts. Finally, the proposed amendment is consistent with proposed bulk changes to the TC-80 district recently recommended by the Economic Development Commission.

**Conformance with General Zoning Purposes (Section 8.8.3.3)**

The proposed text amendment is consistent with the general zoning purposes outlined by local regulation and state statute. These modifications to the bulk standards for the TC-80 district do not impact the uses permitted but only the height and density of development in a very discrete area of the town. The changes will have no impact on the health and the general welfare of the people of Stonington. This amendment will increase the value of land and buildings in the TC-80 district, encourage reinvestment in this area, and in turn will allow for the preservation of other areas of the community not similarly positioned for economic development.