

MINUTES
PLANNING COMMISSION
OCTOBER 10, 2017 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Steinford, Zod, Pritchard, Kane, Munn

Alternate members present: Tarbox (7:38 p.m.)

Members absent:

Staff present: Jones, Allen, Hovland

II. APPROVAL OF MINUTES

1. September 26, 2017

MOTION: To adopt the minutes of September 26, 2017 as written.

Motion made by Kane, seconded by Steinford, so voted 4-0-1 (Munn abstained)

III. PUBLIC COMMUNICATIONS - None

IV. SUBDIVISIONS - None

V. SITE PLANS

1. SIT17-08 – Advantage Personal Training, 2906 Gold Star Highway

Frank Borawski of PDS Engineering and Construction presented an overview of the proposed addition to the Commission. He explained that the outdoor area to the east side of the building is presently utilized as an exercise area, but is seasonal and dependent on the weather. The request for the addition is to extend the building to enclose the outdoor exercise area for year-round use.

Variances for parking (32 in lieu of 46 approved April 12th, 2017) and side-yard setback (10 feet in lieu of 30) have been granted, as well as a wetland permit. Borawski communicated that parking is ample and that the expansion of the building will not create additional customers because the gym is by appointment only.

The Commission discussed the need for sidewalks. The Commission decided to eliminate the requirement for a frontage sidewalk along Gold Star Highway and enter into a postponement agreement for a frontage sidewalk along Welles Road.

MOTION: To approve the site plan for Advantage Personal Training, 2906 Gold Star Highway, with an elimination of the requirement for a frontage sidewalk along

Gold Star Highway and a postponement of the requirement for a frontage sidewalk along Welles Road under Section 7.5-5, subject to the following findings and modifications:

Findings: *In regard to the frontage along Gold Star Highway:*

1. The Commission finds that there will be no significant pedestrian movement to the site or between the site and those adjacent.
2. The Commission finds that topography prohibits the reasonable installation of frontage sidewalks.

In regard to the frontage along Welles Road:

3. The Commission finds that the postponement of installing the frontage sidewalk will not significantly endanger the health, safety, and welfare of the existing and anticipated pedestrian traffic along the frontage of the property.

Modifications:

1. Technical items as raised by staff shall be addressed.

Motion made by Pritchard, seconded by Kane, voted 4-0-1 (Munn abstained)

2. SIT17-11 - 245 Leonard Drive, 245 Leonard Drive (CAM)

Gary Sharpe, retired engineer, presented the site plan for re-approval to the Commission. The plan was originally approved in 2015 and in June of 2016 a request for extension of one year was approved, but the extension expired June of 2017. The plans have not changed since the last site plan approval. The Commission discussed surrounding area, buildings and sidewalks.

MOTION: To approve a site plan for Lot 8 of the Leonard Drive Subdivision at 245 Leonard Drive with the following modifications:

1. All staff technical items shall be addressed.

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

MOTION: To approve the Coastal Site Plan for Lot 8 of the Leonard Drive Subdivision (Office/Warehouse), 245 Leonard Drive, because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Town of Stonington Referral for a Site Plan Application
 - a. CGR Associates, LLC, 35 Campground Road, Mystic

Staff reviewed the application for a storage building and additional parking.

The Commission had no comment.

2. Report of Commission

Kane inquired about the removal of trees at the TJ Maxx/Aldi shopping plaza. Staff stated the trees were in poor health and an arborist advised to cut them all down except for one healthy tree. All seven felled trees will be replaced with a mix of species.

Kane voiced his concern regarding the allowance of gas stations in the WRPD. He noted that the Planning Commission had recommended that gas stations continue to be prohibited. Chairman Pritchard stated the issue may be revisited when the Planning Commission becomes the Planning and Zoning Commission.

The Commission discussed the lights on Field of Fire. The lights are occasionally left on all night and are a visual assault. The Commission noted that these lights have never been approved. Staff expects a site plan application for this property in the near future.

Steinford discussed the Electric Boat on-street parking along Bridge Street. He has discussed the issue with the Town Manager and the City Mayor.

Tarbox asked for an update regarding the Sandy Hollow Road doctors' office parking lot. The site plan was originally approved for more parking than was built. A variance and ASP approval were granted earlier this year to now build what had originally been approved.

Tarbox mentioned the inflatable wavy sign in front of Valvoline. Staff stated that the complaint is being investigated.

3. 2018 Meeting Schedule

MOTION: To adopt the 2018 meeting schedule as presented.

Motion made by Pritchard, seconded by Kane, so voted unanimously.

4. New Applications- None

VIII. REPORT OF CHAIRMAN

Chairman Pritchard expressed concern that attendance for the last meeting was poor- just enough for a quorum. He asked the Commission to please call if they will be absent from the meeting.

REPORT OF STAFF

Staff advised that the Zoning Commission has a special meeting scheduled for next Wednesday to work on the Zoning Regulation re-write. It will be a public meeting, but with no public comment. Staff distributed the Zoning Commission agenda packet for their information.

ADJOURNMENT

Motion to adjourn at 8:22 p.m. was made by Steinfeld, seconded by Zod, so voted unanimously.

Hal Zod, Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II