

MINUTES
PLANNING COMMISSION
NOVEMBER 22, 2016 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:04 p.m.

I. ROLL CALL

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

Pritchard appointed Fitzgerald to sit for Munn, Tarbox to sit for Steinfeld, and Zod to sit as Acting Secretary.

II. APPROVAL OF MINUTES

1. October 25, 2016

MOTION: To adopt the minutes of October 25, 2016

Motion made by Kane, seconded by Zod, so voted unanimously, as amended

III. PUBLIC COMMUNICATIONS

Staff distributed a letter from Attorney Pascal regarding the Mystic River Ambulance's request for the previously granted sidewalk requirement to be removed from their site plan application. Staff instructed the applicant to submit a site plan modification.

IV. SUBDIVISIONS

1. Mystic Weigh Subdivision – Phase 1 and 2, Flanders Road – Release of Bond

Staff stated that the public improvements were accepted one year ago and that this request is for the release of the final 10% bond amount. The Town Engineer has signed off on releasing the bonds for Phase I & II. The Town still holds the bond for Phase 3.

MOTION: To release the remaining performance bonds for Phase I and II of the Mystic Weigh Resubdivision.

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

V. SITE PLANS

1. The Sandbox (SIT16-12), 1500 Gold Star Highway – Site plan modification

Staff briefed the Commission on the proposed revisions. This item will be on the next agenda as the applicant is not ready at this time.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Zoning Commission Referral for Public Hearings on December 7, 2016

- a. SPEC350, Argia Cruises (CAM), 39-41 West Main Street – Return of the Schooner Argia to Steamboat Wharf

Staff explained that the Schooner Argia will be relocating south of the bridge at Steamboat Wharf. She reviewed the application, noting that parking is being addressed.

The Planning Commission had no comment.

- b. SPEC351, Mystic Emporium, 15 Water Street – Re-establish approval of use of basement level for a restaurant.

Staff stated that the wine bar has closed. It was noted that a special permit had been granted for a two-year period. The applicant is planning to open a restaurant in the basement area. Parking was noted.

The Planning Commission had no comment.

2. Town of Stonington Referral for a Public Hearing on December 6, 2016 – Application PZ1624RA Stone Acres Farm, LLC Regulation Amendment for the creation of an Agricultural Heritage District (AHD)

Staff reviewed the application to create an agricultural heritage district in Stonington, to preserve the large farms and give them more opportunities. Specifics were given.

The Planning Commission had no comment.

3. Report of Commission

Zod inquired about traffic safety in the Navy housing area and questioned who maintained the signs in the area. Discussion followed about maintaining the streets and whether the Sub-base is responsible for signage.

4. New Applications

Staff stated that a site plan application has been received to convert the former fish market at 479 Gold Star Highway into an office building.

VIII. REPORT OF CHAIRMAN

Pritchard attended the Regional Planning Commission meeting. He stated that the State Plan of Conservation and Development is being updated and should be going to the Town of Groton for review and comment, possibly in the spring of 2017. He noted an Alternate from the Planning Commission is still needed for this regional board.

Tarbox left at 7:30 p.m.

Members requested a copy of the power point presentation on the Great Blue Survey Report that was distributed at the Council Committee of the Whole meeting tonight.

Discussion ensued about the Planning Commission holding a holiday gathering at the beginning of December. An email will be sent after a date has been chosen.

Staff stated that a special Planning Commission meeting may be held to review the Capital Improvement Plan (CIP) prior to the regularly scheduled meeting on Tuesday, December 13, 2016.

IX. REPORT OF STAFF

The status of the Central Hall project was raised.

Planning Director Jon Reiner gave an overview of some of the big picture projects including Economic Development, the airport development zone, regional projects, the Regional Plan of Conservation and Development (POCD), regulation updates to the Water Resource Protection District (WRPD), Tax Increment Financing (TIF), and marketing town properties.

Kane voiced concerns about a chain-link fence being built around the airport and requested that staff keep the Commission informed. Staff noted the proposed tree clearing for the airport will be placed on the next agenda.

Staff stated that a consultant would be hired to assist with updating the Town's subdivision regulations in the future. Pritchard requested that the Planning Commission be involved in choosing a consultant.

Information was given about rail service in the Northeast corridor and a train study that was done. Pritchard expressed concerns about policy and having the Planning Commission more directly involved. Discussion ensued. Staff stated that the location has not been chosen yet.

X. ADJOURNMENT

Motion to adjourn at 8:32 pm was made by Zod, seconded by Kane, so voted unanimously.

Hal Zod, Vice Chairman/Secretary
Planning Commission

Prepared by Robin M. Silsby
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