

MINUTES
PLANNING COMMISSION
MARCH 28, 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: Kane, Pritchard, Steinfeld, Zod
Alternate members present: Fitzgerald, Tarbox
Excused Absence: Munn
Staff present: Jones, Glemboski, Allen, Silsby

Chairman Pritchard appointed Tarbox to sit for Kane and Fitzgerald to sit for Munn.

II. APPROVAL OF MINUTES

1. February 28, 2017

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

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

Kane arrived at 7:03 p.m. and was now seated.

III. PUBLIC COMMUNICATIONS

Fitzgerald recused himself relative to Mystic River Residential Care. Tarbox is now seated.

Joel Kelly of 10 Godfrey Street, read a letter of concern on behalf of his neighbors, Rosemary Zarba and Kenneth Kastl of 20 Godfrey Street. Zarba, Kastl and Kelly are upset that construction has gone on for so long and has adversely affected their property values. He requested that the Town honor its commitment for a peaceful neighborhood.

IV. SUBDIVISIONS

1. Roger Watrous Building & Remodeling LLC (SUB15-06), Pleasant Valley Road North – Request for Release of Bond

This item was tabled until the next meeting.

2. Morgan's Run Subdivision – Request to accept Public Improvements and to Release and Reduce Bonds

Staff noted that approval was granted in 2009. She stated that Public Works has recommended acceptance of the public improvements, reduction of the public improvement bond to \$2,000 and release of the \$1,000 maintenance bond.

MOTION: To accept the public improvements, reduce the public improvement bond to \$2,000 and to release the \$1,000 maintenance bond for the Morgan's Run Subdivision, Cow Hill Road

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

V. SITE PLANS

1. Mystic River Residential, 14 Godfrey Street (SIT17-03)

Clint Brown of Loureiro Engineering and Attorney Don Doeg were present for this application. Brown explained that the applicant is requesting to phase the project. He explained that the applicant always had the intention of phasing this project but had overlooked this aspect when the original site plan was submitted. An overview of what site work has been completed was given. He explained how the phasing will be done to accommodate the residents that are still housed in the facility and will continue to be housed throughout the project. Information was given about utilities, parking, landscaping, a recreation area, and the sound wall. Specifics were given as to how the next two phases will be completed. He sympathized with the neighbors regarding their concerns about construction delays. He hopes the Planning Commission approves the phasing plan.

Attorney Doug Doeg of Updike, Kelly and Spellacy, stated that Phase 1 is nearing completion. The hope is that it is completed within the next 2 weeks, after which time, a Certificate of Occupancy would be requested. He also apologized to the neighbors for construction delays and disruption to the neighborhood.

Staff reiterated that the original site plan was approved as one phase and that the applicant was unaware that requesting a phasing plan would be necessary. The installation of a fence on the west side of the property was noted.

Discussion followed as to why phasing is necessary. Staff stated that a Certificate of Occupancy is required in order for residents to relocate to the newly renovated portion of the building. Kane sympathized with the neighbors' concerns and would like to see this work completed as soon as possible. Staff suggested that the 50-foot stockade fence be completed as part of Phase 1.

MOTION: To approve a site plan modification (SIT17-03) for Mystic River Residential Care, 14 Godfrey Street to incorporate a three-part phasing plan subject to the following modifications:

1. The 50 foot long, 6 foot high stockade fence shall be included in phase 1.
2. Technical items as raised by staff shall be addressed.

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

Fitzgerald returned at 7:36 p.m. and was now seated.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Town of Stonington Referral for Public Hearing on April 18, 2017 for PZ1705RA, Proposed regulation and map amendments to establish the Heritage Mill District

Staff had no concerns and the Planning Commission had no comment.

2. Zoning Commission Referral for Public Hearing on April 5, 2017 for SPEC352, Sift Bake Shop, 5 Water Street

Business owner Adam Young reviewed the site plan and explained the proposal to install additional seating and to sell beer and wine. Recent approval was granted for the installation of an awning.

Staff stated that parking calculations meet the regulations. In regards to the sale of alcohol, Town Staff explained that the serving of alcohol falls under the jurisdiction of the State of Connecticut. Discussion followed about the upstairs apartment which will be used as a prep area, outside wait-staff, hours of operation, and trash and recycling. Young was interested in obtaining 55 gallon drums for trash usage, in the hope that service could be maintained by the Town's Public Works Department. Staff will look into this. In regards to an inquiry about the width of the sidewalks on the side of the building, Staff stated that they are of sufficient width to allow tables and pedestrian passage.

The Planning Commission had no concerns.

3. Zoning Board of Appeals Referral for Public Hearings on April 12, 2017
ZBA#17-01-Advantage Personal Training Addition, 2906 Gold Star Highway

Staff reviewed the application and plans to build an addition to the existing gym. Setbacks were given. The applicant is asking for a variance of the parking requirements. A wetland permit will be required if the variance is approved. Discussion followed about parking calculations. Staff stated that the variance would be tied to the existing business and land.

The Planning Commission was concerned about parking and recommended that this variance be tied to this specific use.

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

Staff stated that this item will be addressed at the next meeting.

5. Southeastern Connecticut Council of Governments Referral for Public Hearing on April 3, 2017 for Draft Regional Plan of Conservation and Development

Staff had no concerns and the Planning Commission had no comment.

6. Report of Commission - None

7. New Applications

Staff briefed the Commission on a new application from Ju Sushi Restaurant, 1043-1045 Poquonnock Road

VIII. REPORT OF CHAIRMAN - None

IX. REPORT OF STAFF

Staff reported that a Joint Land Use Study community meeting will be held tomorrow at the Groton Public Library at 2 pm and 7 pm.

An inquiry was made about the status of the Crystal Lake Road project.

Kane expressed concern about the status of the lights at the Fields of Fire facility on Noank-Ledyard Road and whether night lights were ever approved.

Staff distributed copies of the draft Water Resource Projection District zoning regulations, which will be discussed at a later date.

X. ADJOURNMENT

Motion to adjourn at 8:20 pm was made by Steinfeld, seconded by Zod, so voted unanimously.

Hal Zod, Vice Chair/Secretary
Planning Commission

Prepared by Robin M. Silsby
Office Assistant II