

MINUTES
PLANNING COMMISSION
APRIL 9, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Steinfeld
Alternate members present: Fitzgerald, Zod
Absent: Kane, Sherrard
Staff present: Davis, Trask

Acting Chairman Pritchard called the meeting to order at 7:06 p.m. He sat Fitzgerald for Sherrard and Zod for Kane, and appointed Munn as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of March 12, 2013.

MOTION: To approve the minutes of March 12, 2013 as amended.

Motion made by Steinfeld, seconded by Zod. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS

Staff requested the Commission add an item to tonight's agenda.

MOTION: To add 'Referral from the Town of Stonington – FEMA Flood Hazard Regulations' to tonight's agenda as item #3 under New Business.

Motion made by Pritchard, seconded by Steinfeld. Motion passed unanimously.

Commissioner Zod noted that the development concept at Route 12 & Crystal Lake Road that the Navy was looking into has been abandoned.

IV. SUBDIVISIONS

1. Great Brook Resubdivision, Phase II & III – request for release of bond

Staff noted that the project has been completed and Public Works has approved release of the remaining bonds for Phase II & III.

MOTION: To release the final 10% maintenance bonds per the recommendation of the Town Engineer, for phases II & III, in the amounts of \$137,000 and \$63,000, respectively.

Motion made by Pritchard, seconded by Fitzgerald. Motion passed unanimously.

2. Cirignano Subdivision, Flanders & New London road – request for extension to complete the subdivision

Staff noted the letter included in this week's packet.

Attorney Bill Sweeney, TCORS, representing the applicant, addressed the Commission discussing the deadline for completing construction and the remaining work. The applicant plans on developing the remaining lots and completing the sidewalk and is requesting an extension to April 10, 2014. The replacement bond represents inflation and the remaining work.

Per Commissioner Fitzgerald and Staff's discussion on this motion, it was decided that this will not set precedence for future motions because of special conditions (per the Town Attorney).

MOTION: To extend the subdivision approval to April 10, 2014, subject to receipt of a replacement bond in the amount of \$51,700.

Motion made by Pritchard, seconded by Zod. Motion passed unanimously.

V. SITE PLANS

1. New England Cycle Works, 661 Gold Star Highway – request for one year extension for start of construction

Jeff Welcome, owner, requested a one year extension for start of construction.

MOTION: To extend the date for initiation of construction to June 14, 2014.

Motion made by Pritchard, seconded by Steinford. Motion passed unanimously.

2. Four Winds at Mystic, Noank Ledyard Road – request for one year extension for start of construction

Attorney Tom Londregan, Conway, Londregan, Sheehan & Monaco, representing the applicant, addressed the Commission requesting an extension for start of construction to April 13, 2014.

MOTION: To extend the date for initiation of construction to April 13, 2014.

Motion made by Pritchard, seconded by Steinford. Motion passed unanimously.

VI. OLD BUSINESS

1. Subdivision Regulation Amendments

Staff will have information for the Commission at the next regular meeting.

2. Plan of Conservation and Development Update

The Steering Committee will meet on April 18, 2013 with a community meeting on May 15, 2013.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Fitzgerald will not be able to attend the May regular meetings.

2. New Applications

Staff noted that the Commission will soon review an Administrative Site Plan application for the Mystic Blues Festival.

3. Referral from the Town of Stonington – FEMA Flood Hazard Regulations

Staff presented this item as information for the Commission to consider when the Town works on their flood regulations. The Commission had no comment.

VIII. REPORT OF CHAIRMAN

Staff noted that Special Permit #332, Proposed Restaurant, 23-25 West Main Street has been withdrawn.

Acting Chairman Pritchard noted the Committee of Chairpersons meeting to be held on April 15, 2013.

IX. REPORT OF STAFF

Staff noted that Mike Murphy will return to work part time on April 11, 2013.

X. ADJOURNMENT

Motion to adjourn at 7:37 p.m. made by Steinfeld, seconded by Munn, so voted unanimously.

Ray Munn, Acting Secretary
Planning Commission

Prepared by Katie Trask
Office Assistant II