

MINUTES
PLANNING COMMISSION
MAY 10, 2016 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

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

I. ROLL CALL

Regular members present: Sherrard, Pritchard, Kane (7:05), Munn
Alternate members present: Tarbox, Zod
Absent: Fitzgerald, Steinfeld
Staff present: Jones, Allen, Silsby

Chairman Sherrard appointed Tarbox to sit for Steinfeld and Zod to sit for Kane, until he arrives.

II. APPROVAL OF MINUTES

1. April 26, 2016

MOTION: To adopt the minutes of April 26, 2016

Motion made by Zod, seconded by Munn, so voted 4-0-1 (Munn abstained), as annotated

Kane arrived at 7:05. Chairman Sherrard noted that Kane is now seated in place of Zod.

III. PUBLIC COMMUNICATIONS – None

IV. SUBDIVISIONS – None

V. SITE PLANS

1. HOME Salon and Spa (SIT16-06), 1045-1047 Poquonnock Road

Bob Schuch of Schuch Engineering, LLC reviewed the proposal to convert an existing residence with an existing commercial building to a professional salon and spa. The project will combine two lots, a residential dwelling and a garage on the rear lot will be demolished to make way for a parking area and storm water management system. The total building area will be 3,569 square feet. Schuch reviewed the access drive, parking, drainage, sidewalks, landscaping and screening. He stated that a new pitched roof will be placed on the existing commercial building and reviewed the building elevations. A dumpster will be placed at the back of the property.

Staff reviewed the plans and spoke about the access driveway, a new curb cut, traffic flow, and landscaping.

A suggestion was made that the applicant use the existing shared access drive instead of building a new access drive. Mr. Schuch explained why that would not be the best option. Kyla Adams, the business owner, explained that it is not clear that she has the right to use and improve the existing right-of-way.

MOTION: To approve SIT16-06 for site plan approval for the Home Salon and Spa, 1045-1047 Poquonnock Road, subject to the following modifications:

1. A note shall be added to the plan stating that in the event the existing 30' street tree is removed it shall be replaced with two street trees to comply with Section 7.4-3 (Front Landscaped Area).
2. All technical items as raised by staff shall be addressed.

Findings: The Commission finds the proposed landscaping meets the intent of Section 7.4-3 (Front Landscaped Area) because the existing mature tree can provide more shade than two newly-planted trees.

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

2. Drawbridge at 24 (CSP16-01), 24 West Main Street

Staff reviewed the Coastal Site Plan application and photos were reviewed. She stated that the only activities on the outside are moving air conditioning units, existing oil tank and new ramp.

Rod Desmarais, the business owner of Mystic Drawbridge Ice Cream, explained that the ice cream business will continue at the existing location and a deli will be located at 24 West Main Street. He spoke about moving the existing oil tank and the air conditioning units. He added that most changes will be internal.

Staff stated that the Zoning Commission granted a special permit for a change of use from a business to a restaurant. She added that an Administrative Site Plan has also been submitted.

MOTION: To approve Coastal Site Plan 16-01 for the Drawbridge at 24 because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Report of Commission

A comment was made about simplifying the Planning Commission meeting minutes.

2. New Applications

AMERCO U-Haul (SIT16-07), 187 Gold Star Highway

VIII. REPORT OF CHAIRMAN

An inquiry was made about a variance application for Fields of Fire LLC. Staff stated that the public hearing for that variance application will be held tomorrow night, May 11, 2016. An inquiry was made about the Mystic Indoor Sports Center advertising as an event venue, to which Staff stated that they have enough parking to support that activity.

IX. REPORT OF STAFF

Staff updated the Commission on the status of the Plan of Conservation and Development (POCD).

Inquiries were made about the status of the Groton Utilities solar array and about an area being cleared on the west side of Route 12. The Groton Utilities project is being reviewed by the Connecticut Department of Health and the Route 12 clearing is for solar panels on Navy property.

X. ADJOURNMENT

Motion to adjourn at 7:55 p.m. was made by Sherrard, seconded by Pritchard, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II