

MINUTES
PLANNING COMMISSION
MAY 24, 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, Munn, Steinfeld
Alternate members present: Fitzgerald, Tarbox
Absent: Zod
Staff present: Glemboski, Silsby

II. APPROVAL OF MINUTES

1. May 10, 2016

MOTION: To adopt the minutes of May 10, 2016, as written

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

III. PUBLIC COMMUNICATIONS

Steinfeld informed the Commission that the husband of Jean Wood, a former Chairperson of the Planning Commission, passed away recently.

Staff requested that the Commission add a referral from the Town of Ledyard to tonight's agenda, under New Business.

MOTION: To add a referral from the Town of Ledyard under New Business

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

IV. NEW BUSINESS

1. Referral from the Zoning Commission for a Public Hearing on June 1, 2016 - Special Permit #348, 12 Water Street, Mystic

Staff reviewed the application for proposed nano-brewery in Factory Square. Plans were reviewed showing the floor plan, brewing area, and parking. Staff stated that four leased parking spaces are included as part of the applicants' lease agreement. Due to this site being in the WDD zone, a 50% reduction in parking is allowed. Discussion followed about the equipment being used for odor control. State permits shall be required. Staff had no concerns.

Business owner Andrew Rodgers gave an overview of what will be sold in his establishment and reviewed hours of operation and signage.

MOTION: To recommend approval of the special permit for the nano-brewery at 12 Water Street

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

2. Referral from the Zoning Board of Appeals for a Public Hearing on June 8, 2016 - ZBA16-07 – Barbour Residence, 49 Watrous Avenue

Staff reviewed the setbacks and the application. The Planning Commission had no comment.

3. Town of Stonington Referral for Public Hearing on Tuesday, June 7, 2016 – Application FZ1609RA Andrew Halsey - Zoning Regulation Amendment to Section 7.2 - Groundwater Protection Overlay District (GPOD)

Sherrard and Munn recused themselves, as they both thought they knew Mr. Halsey personally. Staff reviewed the referral. The Planning Commission had no comment.

4. Town of Stonington Referral for Public Hearing on Tuesday, June 21, 2016 – Application PZ1611RA Suzanne R. Moore – Zoning Regulation Amendment to Section 4.3.4 Buffer Requirements

Staff reviewed the referral. The Planning Commission had no comment.

5. Report of Commission

Chairman Sherrard and Commissioner Munn returned to the meeting.

Fitzgerald inquired about signage on Interstate 95 towards Allyn Street and referred to the May 17, 2016 Town Council decision. Documentation was submitted. Staff will forward his concerns to Paige Bronk, the Town's Economic Development Manager.

6. New Application – Staff noted a new application from the Savings Institute Bank & Trust, 970 Poquonnock Road and Groton Multi-Family Apartments, 0 Route 12.
7. Town of Ledyard Referral for Public Hearing on June 9, 2016 – Proposed zoning text amendment to raise the maximum building height for public schools to 65 feet.

Staff reviewed the referral and had no concerns. The Planning Commission had no comments.

V. REPORT OF CHAIRMAN – None

VI. REPORT OF STAFF

Staff stated that the Town's Zoning Enforcement Officer, Paul Dickson, will be leaving the town's employ next week, as he has taken a job as a Planner with the Town of Meriden. Concerns were expressed about the Town not having an Enforcement Officer.

Inquiries were made about trees being cleared in an area on the west side of Route 12.

VII. ADJOURNMENT

Motion to adjourn at 7:38 p.m. was made by Sherrard, seconded by Pritchard, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Robin Silsby
Office Assistant II