

MINUTES
PLANNING COMMISSION
JUNE 13, 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: Pritchard, Kane, Munn, Steinfeld, Zod
Alternate members present: Fitzgerald, Tarbox
Staff present: Glemboski, Jones, Silsby

II. APPROVAL OF MINUTES

1. May 23, 2017

MOTION: To adopt the minutes of May 23, 2017, as amended

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

III. PUBLIC COMMUNICATIONS

Pritchard received a letter from the Town Council reappointing Barbara Tarbox as an alternate to the Planning Commission with a term date of 12/31/2021.

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Central Hall Modifications (SIT17-04), 18-22 West Main Street (CAM)

This item was postponed until the June 27, 2017 meeting where action will be required. She noted that the property line agreement is now being reviewed. Fitzgerald inquired about parking in downtown Mystic.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Town of Stonington Referrals for a Public Hearings on June 20, 2017

a. PZ1713SUP Moogie, LLC (Whole Beast, LLC) – Special Use Permit application to expand restaurant use to 52 seats with a liquor permit for on-premises liquor sales

Staff reviewed the plans to build a butcher shop and restaurant with internal changes. Staff had no concerns.

The Planning Commission had no comment.

b. PZ1715RA Town of Stonington PZC – Regulation Amendment to modify the buffer requirements in the LS-5 Zone and amend ZR 4.3.4.1

Staff noted that this amendment is just to modify the buffer zone. Staff had no concerns.

The Planning Commission had no comment.

2. Town of Stonington Referral for a Public Hearing on July 18, 2017
 - a. PZ1716SUP & CAM KAC, LLC (Angela Kanabis) – Special Use Permit & Coastal Area Management Review applications for a new, mixed use 7500 SF structure with main level commercial use and 2 upper level residential units

Staff reviewed the plans to build a new restaurant on the 1st floor with apartments above, in this 3-story structure. Parking will be on site.

Concerns were raised about parking for this Stonington restaurant, which could affect other downtown areas including the Groton side. Concerns were raised about parking calculations for the new building and the current use of the lot for parking for an existing restaurant. The Planning Commission felt that Stonington should be concerned about the lack of parking as well as the architectural design not being in line with historical standards in the downtown area. Staff gave information about the parking study that was done in downtown Mystic.

Staff noted the recent modifications to the Groton Zoning Regulations to lessen the requirements for parking on the Groton side. Staff noted that Stonington does not have an historic district.

The Planning Commission wanted to send their concerns about the potential negative impacts on parking in downtown Mystic overall and the incompatibility of the architectural design with the historic character of downtown Mystic.

3. City of New London Referral for a Public Hearing on July 20, 2017
 - a. Generation Four Realty, LLC – Site Plan/Coastal Site Plan/Special Permit, 45 Fourth Street

Staff noted that this is a recycling center and that a new building will be built with new spare railroad tracks going into the building.

The Planning Commission had no comment.

4. Discussion of Ordinance to Designate the Planning Commission the Planning and Zoning Commission and to Abolish the Zoning Commission

Pritchard expressed his concerns at a recent Town Council meeting when this item was introduced. He noted that a public hearing on this item will be held on June 20th. Staff stated that the Town Council can change the number of 7 members to 5 members during the final adoption, after the public hearing. Zoning Commission members are still working on amending the Town's Zoning Regulations.

After some discussion, the Planning Commission expressed concerns about the increasing workload, the amount of regular members and the ability to get a quorum, filling vacancies, staggering term dates (5 members' terms will expire in 2021), slowing down the process for amending zoning regulations, and the impact on Economic Development. It was noted that the new Planning & Zoning Commission would also be required to do regulation updates in addition to the routine workload, which would be an added burden on the Commission. A letter will be drafted and submitted to the Town Council.

5. Report of Commission

An inquiry was made about trees being cut down near The Spot Restaurant. Relative to an inquiry about new construction at the strip mall in front of Benny's, Staff stated that the issue is being handled administratively by Planning Staff. Staff noted that the Hampton Inn is updating its façade.

6. New Applications - Advantage Personal Training (SIT-08) – 2906 Gold Star Highway

VIII. REPORT OF CHAIRMAN

Pritchard attended a Town Council meeting regarding the proposed Planning & Zoning Commission Ordinance and noted that a public hearing regarding this item will be held on June 20, 2017 at 7:30 p.m. in Room 1 at the Town Hall Annex. Final plans for Groton Village Condos have been signed.

Zod inquired about an increase in temporary signs throughout the Town and whether they are legal. Staff will look into this.

Munn inquired about the grass parking area at Cardinal Honda.

IX. REPORT OF STAFF

Staff stated that a public meeting will be held on Thursday, June 22, 2017 at the Town Hall Annex from 5:30 to 7:30 with the hope of gaining public input regarding the marketing of the Mystic Education Center (MEC) for redevelopment. The Town is assisting the State in helping to market this facility.

X. ADJOURNMENT

Motion to adjourn at 8:26 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