

MINUTES  
PLANNING COMMISSION  
JULY 12, 2016 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Sherrard called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Sherrard, Pritchard, Kane, Munn, Steinfeld  
Alternate members present: Fitzgerald  
Absent: Tarbox, Zod  
Staff present: Glemboski, Allen, Silsby

II. APPROVAL OF MINUTES

1. June 14, 2016

MOTION: To adopt the minutes of June 14, 2016, as written

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

2. June 28, 2016 Special Meeting

MOTION: To adopt the minutes of June 28, 2016, as annotated

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

3. June 29, 2016 Special Meeting

MOTION: To adopt the minutes of June 29, 2016, as written

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

III. PUBLIC COMMUNICATIONS

Fitzgerald thanked Matt Allen for his work on the Coastal Access Trail. He referred to walking a trail with Allen, at which it was determined that numerous signs were missing, to which Staff will be addressing.

Pritchard referred to the upcoming Committee of Chairperson's meeting scheduled for Monday, July 18, 2016.

Sherrard attended the ribbon cutting for the water taxi service in New London.

Staff requested to move Item #5 to #1 under New Business. The Planning Commission had no concerns with moving the item.

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Groton Utilities Water Filtration Plan Improvements, 1268 Poquonnock Road (SIT15-04) – Request for Start of Construction Extension

Staff stated that the site plan was approved by the Planning Commission on July 14, 2015. The applicant has requested a one-year Start of Construction extension until July 14, 2017. The project is anticipated to go out to bid late this summer, with construction beginning in the fall.

MOTION: To grant a one-year extension for Start of Construction until July 14, 2017.

Motion by Munn, seconded by Pritchard, so voted unanimously

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Referral from the Zoning Board of Appeals for a Public Hearing on July 27, 2016 – ZBA#16-10 – New Central Hall/Applicant, Historic Mystic, LLC/Owner, 18-22 West Main Street

Gregg Fedus/Applicant and Peter Springsteel/Architect were present for this referral. Fedus stated the proposal is to build an accessory building for storage and a car port. The proposal includes enhancing the back alleyway and providing space for owners to drive in under cover, in a protected manner, to unload their vehicle. Architectural plans were reviewed. The request is for a 0 foot setback on the side and front, and increasing lot coverage beyond 100%. Fedus noted that trash storage will be relocated inside. Springsteel stated that Historic District Commission approval has been granted. Fedus noted that a sign will be posted pointing out the public access location versus private access location, in addition to coastal access signs.

Information was given about access for the adjacent retail uses. Staff stated that building access will be addressed when the applicant returns to the Planning Commission with a new site plan.

Staff stated that the legal notice will be changed to reflect a 0 front and side yard setback request, in addition to a CAM requirement.

Steinford expressed discontent with the many concessions the Town has allowed for this project and will not support the carport.

MOTION: That the Planning Commission has no comment

Motion made by Kane, seconded by Munn, so voted 3-0-1 (Steinford). Motion Passed.

A note will be added to a memo to the Zoning Board of Appeals that Steinford is very concerned about the numerous concessions the Town has made.

2. Referral from the Noank Fire District Zoning Commission for a Public Hearing on July 19, 2016 – Zoning Ordinance for the Noank Fire District Text Amendment

Staff reviewed the text amendment. The Planning Commission had no comment.

3. Town of Stonington Referral for a Public Hearing on August 2, 2016 – Application PZ1617RA Lattizori Development, LLC Regulation Amendment to add ZR 7.23 Greenway Development District (GDD).

Staff reviewed the application to create a floating zone. The Planning Commission had no comment.

4. Referral from the Zoning Board of Appeals for a Public Hearing on July 13, 2016 – ZBA#16-08 – Timothy Marshall/Owner, 324 Flanders Road

Staff reviewed the proposal for a 2-car garage and had no concerns. The Planning Commission had no comment.

5. Referral from the Zoning Board of Appeals for a Public Hearing on July 27, 2016 – ZBA#16-09 – James Laird/Owner, 296 Midway Oval

Mr. Laird was present for this application.

Staff reviewed the proposal to install a roof for the existing porch. Extenuating circumstances were noted.

MOTION: That the Planning Commission is in favor of this variance

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

#### 6. Report of Commission

Pritchard referred to and submitted an advertisement for The Spicer Mansion offering dinner to guests by invitation only, which is not allowed. He asked Staff to look into this. Staff will refer this concern to the Zoning Officer.

On behalf of member Barbara Tarbox, Sherrard questioned the status of the Grossman's Market on Noank Road. Staff noted that the Mystic Soup Company is working together with Kevin Quinn, Manager of Inspection Services, about opening a new use at the site.

Steinford inquired about Electric Boat employees continuing to park on Bridge Street on both sides of the road. Staff is working on that issue and will report back.

#### 7. New Applications - None

### VIII. REPORT OF CHAIRMAN

Sherrard stated that he will be submitting his resignation as a member of the Planning Commission, to the Town Clerk tomorrow, citing various reasons. He wished the Commission the best, noting that the Town is fortunate to have such dedicated volunteers on this Commission.

### IX. REPORT OF STAFF - None

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X. ADJOURNMENT

Motion to adjourn at 7:50 pm was made by Sherrard, seconded by Steinford, so voted unanimously.

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Jeffrey Pritchard, Secretary  
Planning Commission

Prepared by Robin Silsby  
Office Assistant II