

MINUTES
PLANNING COMMISSION
AUGUST 24, 2010 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Steinford,
Alternate members present: Zod, Kane
Absent: Fitzgerald, Sherrard, Roper
Staff present: Davis, Glemboski, Doolittle

Acting Chairman Pritchard called the meeting to order at 7:03 p.m. He sat Zod for Sherrard, Kane for Roper and appointed Steinford as Acting Secretary.

II. APPROVAL OF THE MINUTES OF meeting of July 13, 2010.

MOTION: To approve the minutes of July 13, 2010 as amended.

Motion made by Steinford, seconded by Zod. Motion passed 4-0-1, with one abstention (Munn).

III. PUBLIC COMMUNICATIONS

Staff noted the two letters included in tonight's packet from Bill Langdon, addressed to Governor Rell and Attorney General Richard Blumenthal.

IV. SUBDIVISIONS

1. Winding Hollow Resubdivision – Set Public Hearing date

The Commission set the public hearing date for September 28, 2010.

V. SITE PLANS

1. Mystic Art Center Walkway, 9 Water Street (CAM)

Acting Chairman Pritchard noted that he is a member of the Mystic Art Center but feels he can remain impartial as he is a member only and does not play any role in the organization's management.

Keith Neilson, Docko, addressed the Commission and discussed the erosion problem adjacent to the sea wall along the Mystic River. Mr. Neilson explained the Association's plans for the walkway.

The Commission questioned Mr. Neilson regarding the lifespan and quality of the materials, landscaping and other concerns.

MOTION: To approve the Coastal Site Plan for the Mystic Art Center Walkway because it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts on coastal resources.

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

2. Parking Lot Improvements, 721 Long Hill Road

Clint Brown, on behalf of Myron Hendel, spoke to the Commission regarding the design of the project and discussed the proposed site improvements.

Staff reviewed previously approved plans and uses for the site and the adjacent sites. Potential interlot access between the site and the two adjacent properties was discussed.

The consensus from the Commission was to require a two way interlot access to the adjacent gas station and a one way drive leading from the adjacent Wendy's to and through the subject site. The one way drive would be located and designed in a way that it would not interfere with the safe operation of the Hendel site. On behalf of the applicant, Mr. Brown agreed that he would design the one way drive and show it on the final plan, and that the applicant would construct it to his property line, with Wendy's being responsible (per their previously approved site plan) to construct the portion on their property.

MOTION: To approve 721 Long Hill Road Parking Lot Site Plan, with the following modifications:

1. One additional parking lot perimeter shade tree shall be added between the new trash enclosure and the catch basin along the easterly property line.
2. The connecting driveway to the N/F Hendel Investors Co. property to the northeast shall be installed prior to a certificate of site plan compliance for this site or a certificate of occupancy for the building, whichever comes first.
3. The plan shall include a one way driveway connection to exit the CNL APF Partners LP property from the west. The applicant shall install the connection to their property line.
4. Technical items raised by staff shall be addressed.

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

3. Mystic Active Adult LLC - Request for one year extension for start of construction and request for extension of site plan approval

Staff noted that the applicant has requested the matter be tabled to the September 14, 2010 meeting.

MOTION: To table the Mystic Active Adult LLC request to the next regularly scheduled meeting.

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

VI. OLD BUSINESS

1. Land Use Regulation Update Project

Staff briefly updated the Commission on the progress of the Wetland and Zoning regulations.

With respect to the subdivision regulations, Staff stated that they are close to finalizing a draft of Section III. Staff encouraged the members to provide input and suggestions with respect to Section IV.

VII. NEW BUSINESS

1. Report of Commission

Commissioner Steinfeld mentioned the Poquonnock Bridge area (NRZ) property maintenance code and asked if there is any current consideration underway regarding potential applicability in some limited respects to other areas of Town. Staff reported that members of the Council were due to discuss that topic with OPDS Director, Michael Murphy, but that the meeting had been canceled. Staff briefly discussed issues that would need to be taken into consideration in looking at this concept.

2. New Applications

- a. Winding Hollow Resubdivision, 0 Winding Hollow Road (public hearing set for 9/28/10)
- b. Fairview-Odd Fellows of Connecticut, 235 Lestertown Road (site plan to convert former day care into four active adult dwelling units).

VIII. REPORT OF CHAIRMAN - none

IX. REPORT OF STAFF

Staff noted that the sidewalk projects on Drozdyk Drive and Poquonnock Road will be starting in the next few weeks.

Staff noted that the Mystic Streetscape preconstruction meeting is tomorrow.

X. ADJOURNMENT

Motion to adjourn at 8:15 p.m. made by Pritchard, seconded by Kane, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Doolittle
Office Assistant II