

## Special Meeting

The 1360th meeting of the Stonington Planning and Zoning Commission was held on September 4, 2007, at Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Charles Sneddon, Paul Altman, Julianne McCabe, Lynn Young; and Alternates Paul Holland and Robert Marseglia. Also in attendance was Interim Director of Planning, Keith Brynes.

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

Seated for the meeting were: Paul Altman, Julianne McCabe, Lynn Young, Paul Holland, and Charles Sneddon presiding.

### Minutes:

*Ms. McCabe motioned to approve the minutes of the August 13, 2007 meeting as written and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

*Ms. McCabe motioned to approve the minutes of the August 21, 2007 meeting as written and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

### Correspondence:

No correspondence was discussed.

### Old Business:

**PZ0719SD Aborn D. Smith** - Application for a 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15.

No action required. Public Hearing continued to: 9/18/07

**PZ0730ZC & CAM Joanne Colli, Trustee** - Zoning Map Amendment for Commercial GC-60 to TC-80 & a Coastal Area Management Review for property located at 17 Whitehall Ave. , Mystic , CT. Assessor's Map 164 Block 1 Lot 4. Zones GC-60 & TC-80.

No action required. Public Hearing set for: 9/18/07

**PZ0731SPA & CAM Market Realty, LLC** - Site Plan Application & Coastal Area Management Review to construct an 18' x 48' 2-story office and retail building (1,728 sq. ft. total) with associated parking and related site improvements. Property located on Stonington Road, Mystic, CT. Assessor's Map 160, Block 2, Lot 5. Zone GC-60.

*Mr. Altman motioned to table the application and Ms. McCabe seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

**PZ0732SUP Alva Associates, LLC (Duncklee, Inc.)** - Special Use Permit application to construct three (3) buildings (5,300SF, 6,000SF, & 7,100SF) with associated parking, access drives, grading, lighting & landscaping. Property located at 296 Taugwonk Rd., Stonington, CT. Assessor's Map 70, Block 1, Lot 3. Zone LI-130.  
No action required. Public Hearing set for 10/2/07 #2

**PZ0733RA Town of Stonington** – Zoning Regulation Amendment to various sections to remove super-majority voting threshold from areas where it is not statutorily authorized.  
No action required. Public Hearing set for 10/2/07 #1

**PZ0734SUP RoxRiv Realty Associates, LLC** - Special Use Permit Application for change of use from office to medical clinic (Quest Diagnostics) in Unit 109 of existing structure. Approximately 2,481 sq. ft. of interior space will be converted. Property located at 12 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1. Zone TC-80.  
No action required. Public Hearing set for 10/2/07 #3

**PZ0735SUP Pequot Mystic Hotel, LLC** - Special Use Permit Application for installation of a special detached sign with internal illumination. Property located at 20 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.  
No action required. Public Hearing set for 10/16/07 #1

**PZ0736SUP Anthony J. Torraca** - Special Use Permit Application to allow for outdoor seating (16 seats) at existing restaurant in accordance with Section 6.6.16.14. Property located at 6 Holmes St., Mystic, CT. Assessor's Map 174 Block 2 Lot 2. Zone DB-5.  
No action required. Public Hearing set for 10/16/07 #2

**PZ0737SUP & CAM Alamoe, LLC** - Special Use Permit Application & Coastal Area Management Review for the conversion of an existing structure into offices, construction of a 2-story (30' x 66') addition & a 4,950 sq. ft. 1-story building, including associated, parking, drainage, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington, CT. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.  
No action required. Public Hearing set for 10/16/07 #3

**PZ0738RA KAC Realty, LLC** – Zoning Regulation Amendment to Section 6.6.14 Rehabilitation of Existing Buildings to authorize additional floor area ratio for new construction in the DB-5 Zone where restrictions on use are imposed by the FHOD designations and limitations in Section 7.7.  
No action required. Public Hearing set for 10/16/07 #4

Chairman Sneddon called a ten minutes recess at 7:20 p.m.

#### **Public Hearing:**

Ms. McCabe read the call for Public Hearing A:

**PZ0724SUP 228 North Water Street, LLC** - Special Use Permit Application to expand existing dock facility, install new boat hauling facility, & rebuild an existing boat launch. Property located at 228 North Water Street, Stonington, CT. Assessor's Map 100 Block 4 Lot 11. Zone MC-80.

This Public Hearing is continued from 8/21/07 during the applicant's presentation. Keith Neilson of Docko Inc., continued his presentation. Don Hetherington, property owner, answered questions from the Commission.

Speaking in favor were: Ian Hetherington, 6 Babcock St., Pawcatuck, CT; Ken Morse, 9 McGrath Court, Stonington, CT; Paul O'Neill 287 Greenhaven Rd., Pawcatuck, CT; Ben Carpenter, 9 East Grand St., Stonington, CT; David Bibeau, 67 Dean's Mill Rd., Stonington, CT;

Julie Savin 565 Pequot Trail, Pawcatuck, CT; Blunt White, Collins Rd., Stonington, CT; Nick Reardon, Stonington, CT; Bryan Chesebro 134 Elm St., Stonington, CT; Charles Lathrop, Long Pond Rd., Mystic, CT; and John Larkin, 193 Flanders Rd., Stonington, CT.

Speaking against were: Dino Polselli, 7 Lambert Lane, Stonington, CT; Bill Emberton, 232 North Water St., Stonington, CT; Joe Masterjoseph 225 North Water St., Stonington, CT; Priscilla Gauger, 13 Lambert Lane, Stonington, CT; William McDonough, 9 Lambert Lane, Stonington, CT; Gary Fisher, 5 Lambert Lane, Stonington, CT; Rob Pittaway, 220 North Water St., Stonington, CT; Clint Brown (representing Bill Emberton), 100 Fort Hill Rd., Groton, CT.

General Comments were made by: Louise Pittaway, 220 North Water St., Stonington, CT; Irene LeClair, 10 McGrath Ct., Stonington, CT; Janice Marconi, 5 Lambert Lane, Stonington, CT; Alan Banister, 93 Flanders Rd., Stonington, CT; Wick York, 21 Palmer St., Stonington, CT.

Chairman Sneddon called a five minute recess at 10:25 p.m.

Keith Neilson and Ian Hetherington spoke in rebuttal.

The applicant requested an extension to address some of the issues stated during Public Comment.

*Ms. McCabe motioned to continue the Public Hearing and Mr. Altman seconded. Motion carried 5-0.*

No date for the Public Hearing continuance was set.

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

Ms. McCabe read the call for Public Hearing B:

**PZ0727SUP Stanhope LLC (Amerisuites)** - Application for Special Use Permit to allow liquor sales for consumption on-premises at existing restaurant in hotel. Property located at 224 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 2, Lot 4. Zone TC-80.

The application was presented by Attorney Michael Pease and Sharon Howell, General Manager for Amerisuites.

No one spoke in favor, against, or with general comments.

*Mr. Holland motioned to close the Public Hearing and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

*Mr. Holland motioned to approve the waivers and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

*Mr. Holland motioned to approve the application incorporating staff recommended resolution language and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

Ms. McCabe read the call for Public Hearing C:

**PZ0728CNU Girlie 2, LLC** - Application for Change of Non-Conforming use to operate take-out delicatessen & retail in approximately 800 sq. ft. of existing structure. Property located at 210 South Broad St., Pawcatuck. Assessor's Map 36 Block 4 Lot 1. Zone M-1.

The application was presented by the applicant Dawn Tosti.

No one spoke in favor, against, or with general comments.

*Mr. Holland motioned to close the Public Hearing and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

*Mr. Holland motioned to approve the waivers and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

*Mr. Holland motioned to approve the application with one stipulation and staff recommended resolution language, and Mr. Altman seconded. Motion carried 5-0.*

Roll Call: Paul Holland – approve, Paul Altman – approve, Charles Sneddon – approve, Lynn Young – approve, Julianne McCabe - approve

**Stipulation:**

1. Signage plan shall be provided for staff review.

Mr. Holland motioned to adjourn and Mr. Altman seconded. The meeting was adjourned at 11:15 p.m.

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Julianne McCabe, Secretary