

Special Meeting

The 1350th meeting of the Stonington Planning and Zoning Commission was held on April 11, 2007, at the Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Lynn Young, Charles Sneddon, and Alternate Robert Marseglia. Also in attendance were Town Planner Keith Brynes and Director of Planning Jason Vincent.

Seated for the meeting were: Robert Marseglia, Lynn Young, and Charles Sneddon presiding.

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

Correspondence:

In response to Mr. Sadowski's letter, Chairman Sneddon recommended sending a reply to Mr. Sadowski thanking him for his letter, which had been received by the Commission, also stating that the Commission felt there were no changes needed at the present time.

A letter from Selectman Brown was also received by the Planning and Zoning Office.

ZEO - Pending Variances:

ZBA #07-10 David & Jayne Campagna (Peter Springsteel) - Request waiver of A-2 survey.

Mr. Brynes presented staff comments and recommended approving the waiver of an A-2 survey.

Mr. Marseglia motioned to waive the A-2 survey requirement and Ms. Young seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Consent Agenda:

C.G.S. 8-24 Review - Town Dock Electrical Project

Mr. Vincent provided a history of the project to the Commission.

Ms. Young motioned to find the application consistent with the POCD, and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Katherine DeSousa – Waiver of Site Plan Approval for creation/approval of rear lot existing since 1975. Assessor's Map 154, Block 1, Lot 2, Latimer Point Road, Zone RC-120. Variance granted (#668) and Zoning Permit issued (#75-100).

Mr. Brynes presented a brief history of the application.

Mr. Marseglia motioned to approve the waiver and Chairman Sneddon seconded. Motion carried 2-0-1.

Roll Call: Robert Marseglia – approve, Lynn Young – abstain, Charles Sneddon - approve

PZ0657SPA & CAM Peggy Pelland - Request change to previously approved site plan for an addition to the rear of the building, demo of a portion of the existing structure, & associated site improvements (Phase 1), and the addition to the front of the structure (Phase 2).

Mr. Brynes presented a brief history of the application.

Mr. Marseglia motioned to approve the change with the 2 stipulations recommended by staff and Ms. Young seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Stipulations:

1. Town Engineer must approve all Erosion & Sedimentation Controls on Phases I & II.
2. All site work and drainage improvements must occur during Phase I.

Old Business:

PZ0701POCD Town of Stonington (Conservation Commission) - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan. *Approved as Amended, 2/20/07 (Draft)*
No action required.

PZ0705RA Lattizori Development - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Special Detached Signage language (Section 7.12).
No action required. Public Hearing continued to 5/2/07.

PZ0706RA Town of Stonington – Zoning Regulation Amendment to ZR 6.6.5 Drive-in Windows to remove the maximum distance a window can be from a street.
No action required. Public Hearing rescheduled for 5/15/07 #2

PZ0707ZC Town of Stonington – Zoning Map Amendment from Residential RR-80 to Residential RA-20 for properties located on the eastern side of Greenhaven Rd., approximately 242 feet south of Renie Drive, then heading southeast 1137'± to a point; then heading in a northeasterly direction 381'± to a point; then heading in a north direction 478'± to a point; then heading in a northwesterly direction 782'± to a point; then heading in a northerly direction 333'± to a point; then heading in a westerly direction 374'± to a point; then heading in a southerly direction 512'± to the point of beginning. Said area being approximately 15.65 acres and the subject of this application. Involving Map 11, Block 2, Lots 1-4; Map 12, Block 16, Lots 2-5.
No action required. Public Hearing set for 5/1/07 #2

PZ0715SUP Pequot Mystic Hotel, LLC. (Walter Kunzmann) - Special Use Permit Application for approval of a special detached sign (100 sq ft) to replace existing detached sign. 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 5/1/07 #1

PZ0716CAM Patricia Reardon & Eugene Winchester (Karl Norton) - Application for a Coastal Area Management Review for construction of a single family residence on a 1.75 acre parcel. Property located at 46 Nauyaug Point Rd., Mystic, CT. Assessor's Map 179 Block 4 Lot 12. Zone RA-20.

Mr. Marseglia motioned to table the application and Ms. Young seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

PZ0717CAM Ram Point Cove, LLC (Jeff Brown) - Application for a Coastal Area Management Review for construction of a single family residence on a 0.87 acre parcel. Property located at 22 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 35. Zone RA-20.

Mr. Marseglia motioned to table the application and Ms. Young seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

PZ0718ZC & CAM Edward & Andrea Besky - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RA-20.
No Action required. Public Hearing set for 5/15/07 #1

Chairman Sneddon called a seven minute recess.

Public Hearing: 7:30 p.m.

Ms. Young read the call for Public Hearing A:

PZ0714ZC MIRG Mystic Harbour, LLC - Zoning Map Amendment to increase the number of housing units from 47 to 55, as per ZR 7.19.6.3.2. Property located at 2 Harry Austin Drive, Mystic, CT. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.

Chris Rixon, applicant, presented the application.

Speaking in favor were: James Buckley, 43 Mason's Island Rd., Mystic, CT; and Steve Walinski, 1010 Mason's Island Rd., Mystic, CT.

Kate Moffet, Allen's Alley, Mason's Island, Mystic, CT spoke against.

Mr. Buckley added further comments in favor of the application.

Keith Brynes presented staff comments

No one spoke in rebuttal.

Ms. Young motioned to close the Public Hearing and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Ms. Young motioned to approve the 5 waivers and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Ms. Young motioned to find the application consistent with the POCD and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve
Ms. Young motioned to approve the application for the Zoning Map Amendment with staff recommended resolution language and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Ms. Young motioned to set the effective date at April 30, 2007 and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Ms. Young read the call for Public Hearing B:

PZ0708SPM IRNM Fee Mystic, LLC (Comfort Inn) – Site Plan Modification application for 18' x 30' outdoor pool with a 6' x 13' deck at existing hotel building. Site work includes landscaping & relocation of one yard drain & one rain leader. Property located at 48 Whitehall Ave., Mystic, CT. Assessor's Map 164, Block 2, Lot 1. Zone GC-60.

Clint Brown, DiCesare/Bentley, presented the Site Plan Modification Application.

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

In rebuttal, Mr. Brown stated there had been a typographical error in the dimensions of the deck, correcting the 6' x 13' measurement with the corrected deck measurement of 6' - 13' (varied).

Ms. Young motioned to close the Public Hearing and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon - approve

Ms. Young motioned to approve the application with 4 stipulations recommended by staff and Mr. Marseglia seconded. Ms. Young withdrew her motion and Mr. Marseglia withdrew his second. Ms. Young motioned to approve the application with 2 modified stipulations recommended by staff and Mr. Marseglia seconded. Motion carried 3-0.

Roll Call: Robert Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Stipulations:

1. Every attempt will be made by the applicant to relocate the identified tree on site or replace it with a tree of similar size. This stipulation was approved by the Commission for PZ0156SPM and PZ0666SUP.
2. Final plans must provide a detail of the fence to be reviewed to the satisfaction of Town staff.

Mr. Marseglia motioned to adjourn the meeting and Ms. Young seconded. Motion carried 3-0.

The meeting was adjourned at 8:00 p.m.

Lynn Young, Acting Secretary