

Regular Meeting

The 1363rd meeting of the Stonington Planning and Zoning Commission was held on October 16, 2007, at Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Charles Sneddon, Paul Altman, Julianne McCabe, Paul Holland; and Alternates Robert Marseglia and Lynda Trebisacci. 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 minutes were: Rob Marseglia, Paul Altman, Paul Holland, Julianne McCabe, and Charles Sneddon presiding.

Minutes:

Mr. Altman motioned to approve the minutes of the September 18, 2007 meeting as written and Mr. Marseglia seconded. Motion carried 4-0-1.

Roll Call: Rob Marseglia – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe – abstain.

Mr. Altman motioned to approve the minutes of the October 2, 2007 meeting as written and Mr. Marseglia seconded. Motion carried 4-0-1.

Roll Call: Rob Marseglia – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe - abstain.

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

Mr. Holland motioned to amend the agenda to include a presentation of the Route One Corridor Study and Mr. Marseglia seconded. Motion carried 5-0.

Mr. Brynes stated the final draft of the study could be reviewed by the Commission and a vote could be taken to present the final draft to the Board of Selectman and the Regional Planning Office.

Mr. Altman motioned to present the final draft to the Board of Selectman and the Regional Planning Office and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe -approve.

ZEO - Pending Variances:

ZBA #07-27 Christopher & Katharine Smith - Request waiver of A-2 survey.

Mr. Brynes presented a brief history of the request.

Mr. Holland motioned to approve the request for waiver of an A-2 survey and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe -approve.

Consent Agenda:

07-358ZON Eugene & Robert Garbarino (Andrew Madsen) - Request change of use for operation of retail restaurant and associated signage. Property located at 32 Williams Ave., Mystic, CT. Assessor's Map 161 Block 16 Lot 2. Zone LS-5.

Chairman Sneddon is recused. Mr. Marseglia is seated.

Mr. Brynes presented a description of the application for a change of use.

Andrew Madsen answered questions from the Commission.

Mr. Holland motioned to approve the request with one stipulation and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Julianne McCabe - approve.

Stipulation:

1. Any change in signage shall be approved by staff.

Chairman Sneddon is reseated, and Mr. Marseglia is no longer seated.

Old Business:

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. No action required. Public Hearing continued to: 11/20/07

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. Brynes recommended tabling this application.

Ms. McCabe motioned to table the Public Hearing and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – 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 continued to: 11/7/07

Chairman Sneddon announced the Commission would sit in recess until 7:30 p.m.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

PZ0737SUP & CAM Alamo, 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.

Mr. Holland motioned to continue the Public Hearing until the November 7, 2007 meeting and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe - approve.

Ms. McCabe read the call for Public Hearing B:

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.

The application was presented by Walter Kunzman and Steve Algieri, Chief Engineer of the Building.

General Comments were made by Carlene Donarummo, 22 Oakwood Ave, Pawcatuck, CT.

Mr. Holland motioned to continue the Public Hearing until the November 7, 2007 meeting and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe - approve.

Ms. McCabe read the call for Public Hearing C:

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.

The application was presented by Sarah Moriarty, 86 Denison Ave., Mystic, CT.

Speaking in favor were: Christopher Owens, owner of Pizzeta; Tim Murray, 32 Water St, Mystic, CT; and Chris Rixon, 17 Lema Drive, Mystic, CT.

Mr. Brynes presented staff comments.

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

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe -approve.

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

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe -approve.

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

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Julianne McCabe -approve.

Stipulations:

1. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.
2. Maximum Indoor Seating is 49, Maximum Outdoor Seating is 16.

Ms. McCabe read the call for Public Hearing D:

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.

Ms. McCabe is recused. Mr. Marseglia is seated.

The application was presented by Chris Rixon, 17 Lema Drive, Mystic, CT.

Speaking in favor were Tim Murray, 32 Water St., Mystic, CT; Christopher Owens, Albert Rozzano, 62 West Main St., Mystic, CT; Bob O'Neil, 24 West Mystic Ave., Groton, CT.

General Comments were made by Carlene Donnarummo, 22 Oakwood Ave, Pawcatuck, CT.

Mr. Brynes presented staff comments, clarifying the proposed amendment.

Mr. Rixon spoke in Rebuttal.

Mr. Altman motioned to close the Public Hearing & Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – approve, Rob Marseglia - approve.

Mr. Altman motioned to approve the application with staff recommended resolution language and Mr. Marseglia seconded. Motion carried 4-1.

Roll Call: Lynda Trebisacci – approve, Paul Altman – approve, Charles Sneddon – approve, Paul Holland – deny, Rob Marseglia - approve.

The effective date for the Zoning Regulation Amendment is November 6, 2007

Ms. McCabe is seated. Mr. Marseglia is no longer seated.

Ms. McCabe motioned to go into Executive Session (T.F. Buxton) and Mr. Altman seconded. Motion carried 5-0.

Julianne McCabe, Secretary