

Special Meeting

The 1347th meeting of the Stonington Planning and Zoning Commission was held on March 6, 2007 at the Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Charles Sneddon, Paul Altman, Julianne McCabe, Alisa Morrison and Alternate Paul Holland. Also in attendance were Town Planner Keith Brynes and Director of Planning Jason Vincent.

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

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

Minutes:

Ms. McCabe motioned to accept the minutes of the February 20, 2007 meeting as written and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

Correspondence:

Mr. Vincent stated 3 letters were received by the Planning and Zoning Office.

Chairman Sneddon addressed **PZ0713ZC MIRG Mystic Harbour, LLC** listed under old Business of the agenda.

Mr. Vincent presented an explanation of the withdrawal of this application to Commission members, and stated a motion was needed to set the date for a new Public Hearing.

Mr. Altman motioned to set the Public Hearing for April 9, 2007 at 7:00 p.m. with the location to be determined and Mr. Holland seconded. Motion carried 4-0-1.

Roll Call: Paul Altman – approve, Paul Holland – abstain, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

Consent Agenda:

07-048ZON Stonington COMO (Jonathan Conradi) - Application to construct a 12' x 12' pavilion on site in recreation area (Boy Scout project). Property located at 45 Cutler St., Stonington, CT. Map 101 Block 25 Lot 6. Zone DB-5.

Mr. Brynes presented a brief history of the application.

Mr. Holland motioned to approve the waiver of a site plan & Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

PZ0360SD SUP & GPP Meehan Group, LLC - Application for a forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 5 Lots 1 & 14 & Map 148 Block 3, Lots 1 & 3. Zones RA-40 & RR-80. **Consideration of new road name (Bertram Lane), per stipulation of approval #8.**

Mr. Brynes presented a history of the application and addressed the consideration of a name for the new road to the Commission.

Mr. Holland motioned to approve the name of the road and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison –

approve, Julianne McCabe - approve

07-058ZON Open Door Baptist Church - Application to pave grass area to widen section of driveway. Property located at 475 Pequod Trail, Pawcatuck, CT. Map 60 Block 1 Lot 1F. Zone RR-80.

Mr. Brynes reviewed the application for the Commission.

Ms. McCabe motioned to approve the application with one stipulation and Mr. Altman seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Paul Holland – deny, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

Stipulation:

1. Regulated amount of parking spaces for the site shall remain intact.

07-059ZON McQuade's Marketplace, LLC - Application to locate a 6' x 19.5' sound-proofed backup generator enclosure on site. Property located at 14 Clara Drive, CT. Map 164 Block 4 Lot 3. Zone TC-80.

Mr. Brynes presented the application to the Commission.

Mr. Holland motioned to approve the application with one stipulation and Ms. Morrison seconded. Motion carried 5-0.

Stipulation:

1. Regulated amount of parking spaces for the site shall remain intact.

Old Business:

PZ0661RA Town of Stonington – Regulation Amendment to Section 8.7 Fee Schedule to provide a re-application fee process for applications that have been withdrawn prior to Commission review and for Zoning Permit resubmissions within one year of Zoning Official decision.

Mr. Altman motioned to approve the Amendment. Hearing no second, the motion failed.

Ms. McCabe motioned to table the decision until those present for the associated Public Hearing were present and Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

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 set for 4/3/07 #1

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 set for 4/3/07 #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 scheduled for 5/1/07 #1

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.

Ms. Morrison motioned to set the Public Hearing for April 9, 2007 and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

PZ0709SUP Mystic River Marina, Inc. (William Bertsche) – Request for Special Use Permit to allow for construction of a 12' x 31' one-story addition to existing structure & an 8' x 8' walk-in freezer, as per requirements of 6/28/82 Superior Court judgment. Property located at 36 Quarry Rd., Mystic, CT. Assessor's Map 181 Block 1 Lot 8. Zone RM-15.

No action required. Public Hearing set for 3/20/07 #1

PZ0710CAM Penelope Townsend (Robert Mercer) – Request for Coastal Area Management review to allow for demo of existing & construction of a new 3,444 sq. ft. single family residence. Property located at 27 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lot 3. Zone RA-20.

Ms. Morrison motioned to table the application and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe - approve

PZ0711SUP C. George Kanabis (Bravo Bravo, LLC) - Application for Special Use Permit to expand existing restaurant seating capacity by 20 seats, supported by availability of an additional 5 parking spaces. Properties located at 17-19 East Main St. (parking) & 20 East Main St. (restaurant), Mystic, CT. Assessor's Map 174 Block 2 Lot 4 & Map 182 Block 4 Lot 13. Zone DB-5.

No action required. Public Hearing set for 3/20/07 #2

PZ0712SUP Noank Shipyard, Inc. (John Holstein) - Special Use Permit Application for approval of required parking spaces in regards to additional slips recently approved by the CTDEP. ZR 7.10.4.4 requires 61 spaces (122 slips). Properties located on Washington & Willow Streets, Mystic, CT. Assessor's Map 182 Block 1 Lots 6, 7, 8, 12 & 16. Zones RC-120 & MC-80.

No action required. Public Hearing set for 3/20/07 #3

PZ0713ZC MIRC 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.

Withdrawn at Applicant's request

PZ0714ZC MIRC 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.

No action required. Public Hearing set for April 9, 2007

Chairman Sneddon called a brief recess.

Public Hearing: 7:40 p.m.

Ms. McCabe read the call for Public Hearing A:

PZ0702SUP Berstev, LLC (Josh Feldman) - Application for Special Use Permit to allow liquor sales for consumption on-premises. Property located at 4 Roosevelt Ave., Mystic, CT. Assessor's Map 174, Block 17, Lot 4. Zone LS-5.

Josh Feldman presented the application and answered questions from the Commission.

Harry Martin, Cove Rd, Stonington, CT spoke in favor.
No one spoke against or under General Comments.

Mr. Vincent presented staff comments.

The Public Hearing was closed at 7:50 p.m.

Mr. Altman motioned to approve the application and waivers with 2 stipulations recommended by staff and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Charles Sneddon – approve, Alisa Morrison – approve, Julianne McCabe – approve

Stipulations:

1. No live entertainment is permitted with this Special Use Permit approval.
2. A sign stating the permitted maximum number of seats shall be clearly posted on site.

Ms. Morrison motioned to adjourn the meeting and Ms. McCabe seconded.

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

Julianne McCabe, Secretary