

## Special Meeting

The 1343<sup>rd</sup> meeting of the Stonington Planning and Zoning Commission was held on January 2, 2007 at the Mystic Middle School at 7:00 p.m. Present for the meeting were: Commissioners Charles Sneddon, Lynn Young, Paul Altman, Alisa Morrison; and Alternate Paul Holland. Director of Planning Jason Vincent and Town Planner Keith Brynes were also in attendance.

**Call to order 7:00 p.m.**

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

Chairman Sneddon requested that on future agendas, Commission Correspondence be addressed following Minutes items.

**Consent Agenda:**

Set Effective Date for **PZ0633RA Town of Stonington** - Zoning Regulation (ZR) Amendment to Article VII, Section 7.12.7.4 to add the HI-60 and NDD to the list of eligible districts; includes modifications necessary to accommodate this change. Approved, 12/5/06.

Mr. Brynes suggested the Effective Date be set for January 21, 2007.

*Ms. Young motioned to set the Effective Date for January 21, 2007 and Ms. Morrison seconded. Motion carried 5-0.*

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

**Correspondence:**

Mr. Brynes announced letters to the Planning and Zoning Commission into the record.

**Old Business:**

**PZ0653SUP & GPP Richard & Constance Morrone** - Special Use Permit & Groundwater Protection Permit applications to permit retail truck rental business on site. Property located at Elmata Ave. (aka White Rock Rd.), Pawcatuck, CT. Assessor's Map 17, Block 2, Lot 8B. Zone HI-60.

No action required. Public Hearing continued to 1/16/07

**PZ0658SPA J&B Seidel and R&J Fawcett** – Site Plan Application for the creation of a rear lot to create two (2) parcels for the development of two (2) single family residences. Property located on North Stonington Rd., Stonington, CT. Assessor's Map 138, Block 1, Lot 3. Zone RR-80.

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

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

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Amendment to Section 8.7 Fee Schedule to provide a re-application fee process for applications that have been withdrawn prior to Commission review and for Zoning Permit resubmissions within one year of Zoning Official decision.

No action required. Public Hearing continued to 1/16/07

**PZ0664SPM & CAM Latimer Point Condominium Assoc., Inc.** – Site plan application for approvals for the additions to existing houses & various deck, shed & stair additions / alterations. Property located at addresses in the southern portion Latimer Point, Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/13, 154/4/2, 154/4/20, 154/4/27, 154/5/2, 154/5/9, 154/6/8 & 154/6/9. Zone RM-20.

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

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

**PZ0667CNU & CAM Masons Island Landing, LLC** - Applications for Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.  
No action required. Public Hearing continued to 1/16/07

**PZ0668SPA & GPP Sea Well Enterprises (Greg Daley)** - Site Plan Approval & Ground Water Protection Permit applications for demolition of existing structure for construction of a 1,840 sq. ft. retail restaurant (8-seat Dunkin Donuts), & associated parking, loading bay, & landscaping/lighting. Property located at 19 Liberty St., Pawcatuck, CT. Assessor's Map 1 Block 3 Lots 17, 18 & 19. Zone DB-5. *Replaces PZ0668SUP & GPP Seawell Enterprises, LLC*

Arthur Hayward and Greg Daley presented the application and answered questions from the Commission. Mr. Brynes recommended modifying the stipulations recommended by staff.

*Ms. Young motioned to approve the Ground Water Protection Permit with 7 stipulations modified by staff and Ms. Morrison seconded. Motion carried 5-0.*

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

*Ms. Young motioned to approve the Site Plan with 7 stipulations modified by staff and Ms. Morrison seconded. Motion carried 5-0.*

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

#### **Stipulations:**

1. Building elevations and signage must be approved by the Commission through Consent Agenda prior to the issuance of any Zoning Permits.
2. All proposed signage must utilize exterior, full cut-off lighting.
3. All site lighting shall be full cut-off; parking lot lighting fixtures shall be reviewed by the Department of Planning and included on the final plans.
4. Final plans shall include all A2 survey information.
5. Final plans shall label internal sidewalks as Portland cement.
6. Final plans shall add additional perimeter shade trees to comply with Section 7.10.6.3.
7. Final plans shall be endorsed by the Commission Chair and recorded in the Town's Land Evidence Records.

**PZ0669RA MIRG Mystic Harbour, LLC** - Regulation Amendment to Zoning Regulation Section (ZR) 7.19.6.3.2 IHRD New Construction Design Standards to allow for ten (10) units of housing per acre.  
No action required. Public Hearing set for 2/6/07

**PZ0670SPA Joyce & Mark Ballou** - Application for Site Plan Approval for construction of a 468 sq. ft. addition to an existing marina use structure. Property located at 31 Riverside Drive, Pawcatuck, CT. Assessor's Map 9 Block 1 Lot 3. Zone MC-80.

Joyce Ballou presented the application.

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

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

**PZ0671SUP Stonington Lodge Odd Fellows Corp.** - Special Use Permit application for rehabilitation of existing structure as per ZR 6.6.14. Rehabilitation includes 1st floor retail; 2nd, 3<sup>rd</sup> & 4th floor residential; parking & landscaping. Property located at 11 Cottrell St., Mystic, CT. Assessor's Map 182 Block 4 Lot 4. Zone DB-5.  
No action required. Public Hearing set for 2/6/07

**Public Hearing: 7:35 p.m.:**

Ms. Young read the call for Public Hearing A:

**PZ0659SD & GPP Colin & Wendy Donahue (LeBlanc)** – Subdivision & Groundwater Protection Permit applications for a 5-lot resubdivision of a 43.30 acre parcel. Property located at 490 Al Harvey Rd., Stonington, CT. Assessor's Map 112 Block 3 Lot 2. Zone RR-80.

This Public Hearing was continued from December 5, 2006.

Seated for the Public Hearing were: Charles Sneddon, Lynn Young, Alisa Morrison, Paul Altman, and Paul Holland.

Mr. Brynes stated the same Commission members were seated on December 5, 2006.

Attorney Mark Kepple and Paul LeBlanc, engineer, presented the application and answered questions from the Commission.

At 9:05 p.m. Attorney Kepple requested continuing the Public Hearing until January 16, 2007.

*Mr. Altman motioned to continue the Public Hearing until January 16, 2007 and Ms. Morrison seconded. Motion carried 5-0.*

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

Chairman Sneddon called a 5 minute recess at 9:10 p.m.

Ms. Young read the call for Public Hearing B:

**PZ0666SUP IRNM Fee Mystic, LLC (Comfort Inn)** – Special Use Permit application for 39' x 43' (1,553 sq. ft.) addition to 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. *Replaces PZ0666SPM IRNM Fee Mystic, LLC (Comfort Inn)*

Clint Brown presented the application and answered questions from the Commission.

Mr. Brynes summarized staff comments.

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

The Public Hearing was closed at 9:25 p.m.

*Ms. Young motioned to approve the waivers requested and Ms. Morrison seconded. Motion carried 5-0.*

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

*Ms. Young motioned to approve the Special Use Permit with resolution language (one stipulation) in the staff report and Ms. Morrison seconded. Motion carried 5-0.*

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

**Stipulation:**

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.

*Mr. Holland motioned to adjourn the meeting and Ms. Morrison seconded.*

The meeting was adjourned at 9:35 p.m.

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Lynn Young, Acting Secretary