

## Special Meeting

The 1349<sup>th</sup> meeting of the Stonington Planning and Zoning Commission was held on April 3, 2007, at the Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Paul Altman, Julianne McCabe, Lynn Young, Alisa Morrison, Charles Sneddon, and Alternates Paul Holland and Robert Marseglia. Also in attendance were Town Planner Keith Brynes and Director of Planning Jason Vincent.

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

Chairman Sneddon called the meeting to order at 7:05 p.m.

**Minutes:**

*Ms. McCabe motioned to approve the minutes of the March 20, 2007 meeting as written and Mr. Altman seconded. Motion carried 3-2.*

Roll Call: Paul Altman – approve, Charles Sneddon – abstain, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – abstain.

**Correspondence:**

Mr. Tamsky's letter of resignation from the Zoning Board of Appeals: Chairman Sneddon read a response to Mr. Tamsky's letter of resignation to the Commission members and discussed adjustments to the letter.

*Mr. Altman motioned to make the noted adjustments and forward the letter to the Selectman's office and Ms. McCabe seconded. Motion carried 4-1.*

Roll Call: Charles Sneddon – approve, Paul Altman – approve, Julianne McCabe – approve, Alisa Morrison – approve, Lynn Young – deny.

Don Sadowski's 2/25/07 letter to the Board of Selectmen 2/28/07 meeting: Chairman Sneddon stated Mr. Sadowski's letter would be discussed at the next meeting.

**Commission:**

Town Attorney Reference #3469: interpretation of home day care permitting requirements.

Staff presented a brief history on the subject matter.

*Mr. Altman motioned that Home Day Care providers are not required to obtain a Zoning Permit from the Planning and Zoning Commission and Ms. Young seconded. Motion carried 5-0.*

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

**ZEO - Pending Variances:**

**ZBA#07-04 Richard & Katharine Gildersleeve** - Request waiver of A-2 survey

Mr. Brynes stated there was no action required as an A-2 survey had been provided.

**Consent Agenda:**

**PZ0659SD & GPP Colin & Wendy Donahue** - Subdivision & Groundwater Protection Permit applications for a 5-lot resubdivision of a 43.30 acre parcel. Request 90-day extension to file final mylars.

*Ms. Young motioned to grant the extension and Ms. McCabe seconded. Motion carried 5-0.*

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

**PZ0254SUP Sea Research Fnd., Inc.** - Request to extend Special Use Permit for an additional 5-year period, to be reconsidered in 2012 by PZC through Consent Agenda.

*Ms. Young motioned to grant the Special Use Permit extension and Ms. McCabe seconded. Motion carried 5-0.*

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

**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.

**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

**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.  
No action required. Public Hearing set for 4/11/07 #2

**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.  
No action required. Public Hearing set for 4/11/07 #1

**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  
PZC 4/3/07

parcel. Property located at 46 Nauyaug Point Rd., Mystic, CT. Assessor's Map 179 Block 4 Lot 12. Zone RA-20.

Mr. Brynes stated staff recommended tabling this item.

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

Roll Call: Paul Altman – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – 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. Brynes stated staff recommended tabling this item.

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

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

**Public Hearing: 7:30 p.m.:**

Ms. McCabe read the call for Public Hearing A:

**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).

Mr. Sneddon is recused. Mr. Altman is Acting Chairman and Robert Marseglia is seated.

Seated for the Public Hearing were: Robert Marseglia, Julianne McCabe, Lynn Young, Alisa Morrison, and Paul Altman presiding.

Attorney Harry Heller, 736 Route 32, Uncasville, CT presented the application.

Mr. Brynes presented staff comments.

Those speaking in favor were: William Cutler, Bishop's Cove, Mystic, CT; and Chris Rixon, 17 Lema Drive, Mystic, CT.

Speaking against were: William Brown, 348 River Rd., Pawcatuck, CT; Ann Nalwalk, Avalonia Land Conservancy President. Ms. Nalwalk also read a letter from Kate Robinson, POCD IC member, into the record. Susan Hibbard, Jerry Browne Rd., Stonington, CT; Ben Lord, Stoneridge, Mystic, CT; Attorney Mark Branse, representing the Stoneridge Community; Bill Edmonstone, Stoneridge, Mystic, CT; Katherine Wyper, Stoneridge, Mystic, CT; Gail Shea, River Rd., Pawcatuck, CT; Carlene Donnarummo, 22 Oakwood Ave., Pawcatuck, CT; Anton Fliri, Jerry Browne Rd., Mystic, CT; Ken Kilcoyne, Jerry Browne Rd., Mystic, CT; Lois Poinier, Stoneridge, Mystic, CT; Mark Hibbard, Jerry Browne Rd., Mystic, CT; Nancy Denison, Whitehall Landing, Mystic, CT; Dora Hill 26 Oakwood Ave., Pawcatuck, CT; Steven Bessette, Mystic Hill

Rd., Mystic, CT; John Swenarton, Conservation Commission, Stonington, CT; Ann Page, 4 Mill St., Old Mystic, CT; Bob Mercer, 4 Mill St., Old Mystic, CT.

General Comments were made by Ann Leib, Stoneridge, Mystic, CT; William Abt left before the end of the meeting, but gave a note to Mr. Vincent stating that all his comments had been stated by others.

*Mr. Marseglia motioned to continue the Public Hearing until May 2, 2007, and Ms. McCabe seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

*Ms. Morrison motioned to adjourn the meeting and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia - approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

The meeting was adjourned at 11:00 p.m.

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Julianne McCabe, Secretary