

Regular Meeting

The 1365th meeting of the Stonington Planning and Zoning Commission was held on November 20, 2007 at the Mystic Middle School at 7:00p.m. Present for the meeting were: Commission members Paul Altman, Charles Sneddon, Julianne McCabe, Lynn Young and Paul Holland; Alternates Rob Marseglia and Linda Trebisacci. Also in attendance were Town Planner Keith Brynes and Director of Planning William Haase.

Chairman Sneddon called the meeting to order at 7:00 p.m. Seated for the meeting were Paul Altman, Lynn Young, Julianne McCabe, Paul Holland, and Charles Sneddon presiding.

Minutes:

Ms. McCabe motioned to approve the minutes of the November 7, 2007 meeting as written. There was no second. The motion failed. Ms. McCabe motioned to approve the minutes of the November 7, 2007 meeting with one correction; Mr. Holland was not recused from the final Public Hearing, but left due to illness, and Ms. Young seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

Consent Agenda:

PZ 07-371ZON Randal & Nickie Kilgore - Request approval to construct 10' x 16' deck on site. Property located at 7 Elizabeth Court, Mystic. Assessor's Map 152 Block 2 Lot 62. Zone RM-20.

Mr. Brynes stated the Zoning Office had received a letter from the Bishop's Cove Condominium Association giving their consent to the request, and staff recommended approval.

Ms. Young motioned to approve and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

PZ07-389ZON Carl & Dominique Lassell - Request approval to replace roof with trusses, connecting 2 existing dormers to make one continuous. Property located at 324 Liberty St., Pawcatuck. Assessor's Map 17 Block 1 Lot 11. Zone CS-5.

Mr. Brynes presented staff comments.

Mr. Holland motioned to approve the request and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

PZ0720SUP & GPP Mukesh & Meena Patel. Approval Stipulation #2: Final architectural plans at the buildable plan level, including all building and detached signage details, shall be reviewed by the Commission through the consent agenda process.

Ms. Young motioned to table the application and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

Old Business:

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.
New Submittal: 7/17/07

Ms. Young motioned to accept withdrawal of the application and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - 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: 12/4/07 from 11/7/07

PZ0740SD & CAM Jeffrey & Melanie Buck - Subdivision Application & Coastal Area Management Review for a 2-lot subdivision of an approximate 2.75 acre parcel. Property located at 79 Palmer Neck Rd., Pawcatuck. Assessor's Map 51 Block 1 Lot 3A. Zone RA-40.

Nate Lauder, Cherenzia & Associates, presented the application.

Mr. Holland motioned to find the application consistent with Coastal Area Management and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

Mr. Holland motioned to allow a fee in lieu of open space and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

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

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland –approve, Lynn Young - approve.

Stipulations:

1. Final plan shall be revised to reflect new lot and house numbers as assigned by the Town.
2. The applicant shall hire an appraiser, acceptable to the Department of Planning, to conduct an appraisal of the land. A fee in lieu of open space equal to 10% of the value of the land shall be applied to all lots in the subdivision. The Final Plans must include the following statement: "A Fee-In-Lieu of Open Space of \$ (amount shall be determined prior to final plans are recorded on the land records) was approved by the Planning & Zoning Commission, each lot shall be assessed (1/2 of the 10% value)."

PZ0743SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects) - Special Use Permit Application for approval of Detached Main Entrance Wall Sign & Landscape Wall Signs. Various properties along Liberty Street & 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20 Block 2 Lots 2 & 4; Map 20 Block 3 Lots 3, 5, 5A, 6-10, 10A, & 11-13; Map 21 Block 1 Lot 39. Zone HI-60.

No action required. Public Hearing set for: 12/4/07

PZ0744CAM 228 North Water Street, LLC - Application for a Coastal Area Management Review 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.

*Ms. Young motioned to move the application to be heard with Public Hearing **PZ0724SUP 228 North Water Street, LLC** and Ms. McCabe seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young – approve.

Chairman Sneddon called a 12 minute recess until 7:30 p.m.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

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. This Public Hearing was continued from 10/02/2007 at Rebuttal.

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

Keith Neilson, Engineer; Gregory Erb, Appraiser Specialist; Ian Hetherington, Applicant; and Bill Sweeney, Certified Land Planner; spoke in rebuttal.

Chairman Sneddon called a 5 minute recess.

Ben Philbrick, 43 Wilcox Rd., Stonington, CT spoke in favor of the application.

Speaking against were: Dino Poselli, 7 Lambert Lane, Stonington, CT; Janice Marconi, 5 Lambert Lane, Stonington, CT; and Joseph Masterjoseph, North Water St., Stonington, CT.

General Comments were made by Bill Emberton, North Water St., Stonington, CT; and Attorney Rob Levine, representing a North Water St, Stonington, CT; property owner.

Mr. Brynes presented staff comments.

Mr. Holland motioned to close the Public Hearing and Mr. Altman seconded. The motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young - approve.

The Public Hearing closed at 9:37 p.m.

Mr. Altman motioned to approve the CAM application as consistent with Coastal Area Management Review and Ms. Young seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young – approve,

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

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Paul Holland – approve.

Mr. Altman motioned to approve the Special Use Permit with 4 stipulations recommended by staff and Ms. McCabe seconded. Mr. Altman withdrew his motion and Ms. McCabe withdrew her second. Mr. Altman motioned to approve the Special Use Permit with 5 stipulations as outlined on the record and Mr. Holland seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young – deny.

Stipulations:

1. Marina must be consistent with the marina refuse disposal regulations of Section 6.6.9.4 as it expands.
2. Piles of soil and rocks along the railroad tracks shall be removed by 2/1/08.
3. Site shall comply with twenty-five foot wide buffers from abutting residential properties by 1/1/08. No storage of boats, materials, nor vehicle parking shall be allowed in these buffers.
4. Hours of operation shall be limited from dawn to 9:00 PM.
5. All building lights shall be reduced to 100 watts. Existing westward shining spotlight shall be reduced to 200 watts. Full cut-off of all lighting is a condition of this Special Use Permit.

Ms. McCabe read the call for Public Hearing C:

PZ0742SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects) - Special Use Permit Application for approval of Building Wall, Internal Use, & Special Detached Signs. Various properties along Liberty Street & 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20 Block 2 Lots 2 & 4; Map 20 Block 3 Lots 3, 5, 5A, 6-10, 10A, & 11-13; Map 21 Block 1 Lot 39. Zone HI-60.

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

The application was presented by George Buchanan, Architect, and Ben Zitron, applicant representative.

Chairman Sneddon called a 5 minute recess at 11:15 p.m.

Mr. Holland motioned to continue the Public Hearing to the December 18, 2007 meeting and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young – approve.

Ms. McCabe read the call for Public Hearing B:

PZ0741RA Buchanan Architects - Zoning Regulation Amendment to ZR 7.12.7.4.2 Special Detached Sign to allow for a detached sign for properties abutting I-95, not exceeding 200 SF in area or 30 feet in height; and entrance sign designating only the name of the development & illuminated with "halo" lighting if requested, not exceeding 50 SF in area or 12 feet in height; & two (2) additional landscape wall signs designating the names of tenants, with a total sign area not exceeding 150 SF & a height of 6 feet. The letters of tenant signs may be illuminated with "halo" lighting.

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

The application was presented by Ben Zitron.

Ms. McCabe motioned to continue the Public Hearing to the December 18, 2007 meeting and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young – approve.

Mr. Holland motioned to adjourn the meeting and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynn Young – approve.

The meeting was adjourned at 11:45 p.m.

Julianne McCabe, Secretary