

Special Meeting

The 1359th meeting of the Stonington Planning and Zoning Commission was held on August 21, 2007, at Pine Point School at 7:00 p.m. Present for the meeting were: Commission members Charles Sneddon, Julianne McCabe, Paul Altman, Lynn Young; and Alternates Robert Marseglia, and Paul Holland. 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 meeting were: Robert Marseglia, Julianne McCabe, Lynn Young, Paul Altman, and Charles Sneddon presiding.

Minutes:

Ms. McCabe motioned to approve the minutes of the August 7, 2007 meeting as written and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Correspondence:

Chairman Sneddon called attention to the opinion of Town Attorney Thomas Londregan pertaining to supermajority vote for text amendments. A Public Hearing in the near future would address the issue.

Consent Agenda:

Shoreline Stone, LLC - Request waiver of site plan approval to expand existing storage area by clearing & leveling a 50-foot wide area on site. Property located at 12 Alice Court, Pawcatuck, CT. Assessor's Map 18 Block 2 Lot 5C. Zone HI-60.

Mr. Brynes handed out plans to Commission members and gave a brief history of the site.

The applicant, Tony Palma, answered questions from the Commission.

Ms. Young motioned to approve the request for waiver of the site plan with one stipulation and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Stipulation:

1. Landscaping plan shall be approved by staff.

07-294ZON Pequot Mystic Hotel - Request waiver site plan approval for 3'6" extension of entry vestibule to accommodate ADA access. Property located at 20 Coogan Boulevard, Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.

Mr. Brynes passed out plans to Commission members and summarized the application.

Ms. Young motioned to approve the application and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Old Business:

PZ0719SD Aborn D. Smith - Application for a 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15.

No action required. Public Hearing continued to 9/18/07

PZ0727SUP Stanhope LLC (Amerisuites) - Application for Special Use Permit to allow liquor sales for consumption on-premises at existing restaurant in hotel. Property located at 224 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 2, Lot 4. Zone TC-80.

No action required. Public Hearing set for 9/4/07

PZ0728CNU Girlie 2, LLC - Application for Change of Non-Conforming use to operate take-out delicatessen & retail in approximately 800 sq. ft. of existing structure. Property located at 210 South Broad St., Pawcatuck. Assessor's Map 36 Block 4 Lot 1. Zone M-1.

No action required. Public Hearing set for 9/4/07

PZ0730ZC & CAM Joanne Colli, Trustee - Zoning Map Amendment for Commercial GC-60 to TC-80 & a Coastal Area Management Review for property located at 17 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 1 Lot 4. Zones GC-60 & TC-80.

No action required. Public Hearing set for 9/18/07

PZ0731SPA & CAM Market Realty, LLC - Site Plan Application & Coastal Area Management Review to construct an 18' x 48' 2-story office 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 stated the applicant requested tabling this application.

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

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Chairman Sneddon called a 10 minute recess in order to begin the Public Hearings at 7:30 p.m.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

PZ0729ZC & 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 & RM-20.

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

The application was presented by Attorney Theodore Ladwig and Debbie Marshall Baker, Engineer with Cherenzia & Associates.

No one spoke in favor of the application.

Speaking against were Miles Meader and Robert Avena, attorney for Miles Meader.

Ms. Baker and Attorney Ladwig spoke in rebuttal.

Mr. Brynes presented staff comments.

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

The Public Hearing was closed at 9:05 p.m.

Mr. Marseglia motioned to approve the request for waivers and Mr. Altman seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – deny, Charles Sneddon – approve

Mr. Marseglia motioned to approve the Coastal Area Management Review as consistent with CAM and Mr. Altman seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – deny, Charles Sneddon – approve

Mr. Marseglia motioned to approve the application as consistent with the Plan of Conservation and Development and Mr. Altman seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – deny, Charles Sneddon – approve

Mr. Marseglia motioned to approve the Zone Change and Mr. Altman seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – deny, Charles Sneddon – approve

The effective date for the Zone change is August 31, 2007

Chairman Sneddon called a 5 minute recess.

Ms. McCabe read the call for Public Hearing B:

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.

The application was presented by Keith Neilson, P.E., of Docko.

Mr. Altman motioned to continue the Public Hearing to September 4, 2007 and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Charles Sneddon – approve

Ms. McCabe read the call for Public Hearing C:

PZ0726SUP Mystic River Marina - Application for Special Use Permit to allow limited liquor sales for consumption on-premises at existing restaurant (The Blue Door). Property located at 36 Quarry Road, Mystic, CT. Assessor's Map 181, Block 1, Lot 8. Zone RM-15.

Mr. Sneddon is recused, Paul Holland is seated, and Mr. Altman is the Acting Chairman.

Seated for the Public Hearing were: Paul Altman, Rob Marseglia, Lynn Young, Julianne McCabe, and Paul Holland

The application was presented by Attorney Sarah Moriarty and Andrew Madsen, property owner.

Speaking in favor were H. Bruce and Nancy Howell-Fielding, 2 Pogy Bay Lane, Mystic, CT, and Fred Leonard, 296 Deans Mill Rd., Stonington, CT.

Speaking against were: Cami and Bill O'Donnell, 12 Quarry Rd., Mystic, CT; Faith Leitner, 21 Quarry Rd., Mystic, CT; Oliver F. Wilson, 105 Old North Rd., Mystic, CT, Mark Wainston, 102 Old North Rd., Mystic, CT; Gary LaChance, 2 Quarry Rd., Mystic, CT; Jeff Aiosa 20 Quarry Rd., Mystic, CT; Greg Teiford, 58 Old North Rd., Mystic, CT; Robert Wicks, 73 Old North Rd., Mystic, CT, Gordon Leittner, 86 Old North Rd., Mystic, CT.

Sarah Moriarty and Andrew Madsen spoke in rebuttal.

Mr. Brynes presented staff comments.

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

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Paul Holland – approve

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

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Paul Holland – approve

Mr. Holland motioned to approve the application with 2 stipulations and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynn Young – approve, Paul Holland – approve

Stipulations:

1. The only permit that these premises may apply for from the Department of Liquor Commission is a Beer and Wine Permit.
2. No bar shall be constructed on these premises and all beer and wine must be served by employed wait staff.

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

The meeting was adjourned at 10:40 p.m.

Julianne McCabe, Secretary