

Regular Meeting

The 1367th meeting of the Stonington Planning and Zoning Commission was held on December 18, 2007 at Mystic Middle School at 7:00 p.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. Young motioned to table the minutes until the next meeting and Mr. Holland seconded. Motion carried 5-0.

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

Correspondence:

None

Commission:

Discussion of Route 1 Corridor Study & **PZ0748POCD Town of Stonington (Route 1 Corridor Study)**
Chairman Sneddon read a prepared statement. The Commission held a discussion about modifications to the document.

Ms. Young motioned to amend the Route One Corridor Study with modifications stated at the meeting, including larger maps and rescheduling the Public Hearing for March 4, 2008 and Mr. Holland seconded. Motion carried 5-0.

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

Chairman Sneddon called a five minute recess.

Consent Agenda:

LCS Westminster , LLP - Request for modification of site landscaping at Stoneridge Continuing Care Facility. Property located at 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

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

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

PZ0636SUP & CAM Janet Hendel Est. (Mystic Lighthouse Ptrs) - Request for several minor changes to approved site plan for Special Use Permit & Coastal Area Management Review applications for construction of a 3-story, 92 room hotel on a 3.2 acre parcel. Property located at 6 Hendel Dr., Mystic, CT. Assessor's Map 164 Block 1 Lot 8. Zone GC-60.

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

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

Stipulation:

1. Remove 3rd flagpole shown on plan as "Hilton" flag.

PZ0722SUP Davis Standard, LLC - Request for modification (parking spaces), to approved site plan for Special Use Permit application to construct a 35,000 sq. ft. manufacturing building with associated parking, site drainage, water & sewer services, grading, lighting & landscaping. Property located on Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2E. Zone M-1.

The request was presented by Harry Heller.

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

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

Stipulations:

1. List new Inland Wetlands and Watercourses Commission stipulations on plan in place of previous stipulations.
2. New mylars shall be recorded in the Town's Land Evidence Records after Commission signatures.

PZ0645SUP & GPP Retail Store Construction Co., Inc. - Request for Commission approval of proposed Lot Line adjustments of properties located on the east and west sides of between 476 – 546 Liberty Street (CT Route 2) south of the intersection of Route 2 & Interstate 95, and 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20, Block 2, Lots 2 & 4; Map 20, Block 3, Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12 & 13, & Map 21, Block 1, Lot 39, Zone HI-60.

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

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

Old Business:

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 1/2/08

PZ0745CAM Masons Island Co. - Application for a Coastal Area Management Review for construction of a single family residence on a 1.01 acre parcel. Property located at 28 School House Road, Mystic, CT. Assessor's Map 180 Block 1 Lot 5. Zone RA-15.

The application was presented by Ken Petrini, Engineer.

Mr. Altman motioned to find the application consistent with Coastal Area Management including staff recommended stipulation and Ms. Young seconded. Motion carried 5-0.

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

Stipulation:

1. Zoning Official shall review the site and building plans for zoning compliance prior to the issuance of any Zoning Permits.

PZ0746SUP Thomas J. Capalbo, et al - Special Use Permit Application for change of use to medical clinic (Quest Diagnostics) in Space #12 of existing structure. Approximately 1,334 sq. ft. of interior space will be converted. Property located at 37 South Broad St., Pawcatuck, CT. Assessor's Map 14 Block 1 Lot 4. Zone GC-60.

No action required. Public Hearing set for 1/2/08

PZ0747SD John O S Williams, et al - Subdivision Application & Groundwater Protection Permit for a 3-lot subdivision of two parcels (approximately 95.96 acres). Property located at Prentice Williams Rd., Stonington. Assessor's Map 137 Block 1 Lot 1 & Map 147 Block 2 Lot 3. Zone GBR-130.
No action required. Public Hearing set for 1/2/08

PZ0748POCD Town of Stonington (Route 1 Corridor Study) - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.
No action required. Public Hearing rescheduled for 3/04/08

PZ0750SD & GPP Charles & Michelle Lekites - Subdivision Application & Groundwater Protection Permit for a 4-lot re-subdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.
No action required. Public Hearing set for 1/2/08

New Submittals:

PZ0751BR Paul Linehan - Application for reduction of a \$108,500.00 Road Construction & Public Improvement bond associated with PZ0621SD United Congregational Church of Westerly. Requesting reduction of bond to \$8,900.00. Property located at 9 Castle Hill Road, Pawcatuck, CT. Map 15 Block 9 Lot 1. Zone RA-20.

Ms. Young motioned to reduce the Road Construction & Public Improvement bond to \$21,150.00 (should have read \$20,150.00, a release \$88,350.00), and Ms. McCabe seconded. Motion carried 5-0.

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

PZ0752CNU Peter Fleming & Scott Nye (Fleming's) – Change of Non-Conforming Use approval to add an 8' x 100' roof overhang & wood siding to existing building and replace existing 18 sq. ft. I.D. sign with 80 sq. ft. lighted I.D. sign. Remove 1200 sq. ft. of billboards and replace with 600 sq. ft. of billboards, one double-sided, lighted 10' x 30' x 15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.

Ms. Young motioned to set the Public Hearing to January 15, 2008 and Mr. Holland seconded. Motion carried 5-0.

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

PZ0753SUP Mall, Inc. - Special Use Permit application to construct a 20' x 20' addition to existing structure (Olde Mistick Village Cinemas) for a live performance theater. The addition will include dressing rooms & restrooms, reducing the amount of seating in the existing theater. Property located at 27 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 1. Zone TC-80.

Ms. Young motioned to set the Public Hearing to January 15, 2008 and Mr. Holland seconded. Motion carried 5-0.

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

Public Hearings:

Ms. McCabe read the call for Public Hearing B:

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. *Continued from 11/20/07.*

Seated for the Public Hearings were: Lynda Trebisacci, Paul Altman, Paul Holland, Julianne McCabe, and Charles Sneddon presiding.

The Application was presented by George Buchanan, Architect, and Ben Zitron, Developer representative.

No one spoke in favor.

Speaking against were: Carlene Donnarummo, 22 Oakwood Ave, Pawcatuck, CT; Dora Hill, 26 Oakwood Ave, Pawcatuck, CT. Mr. Brynes read a letter from Don Sadowski, 3 Lois Ct., Pawcatuck, CT; into the record.

Mr. Brynes presented Staff Comments.

Ms. McCabe motioned to continue the Public Hearing until the January 15, 2008 meeting and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Charles Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynda Trebisacci – approve.

Ms. McCabe read the call for Public Hearing A:

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. *Continued from 11/20/07*

The Application was presented by George Buchanan, Architect, and Ben Zitron.

No one spoke in favor of the application. Speaking against were: Charles Storrow, 186 Jerry Browne Rd., Mystic, CT; and Dora Hill, 26 Oakwood Ave, Pawcatuck, CT.

Mr. Holland motioned to continue the Public Hearing until the January 15, 2008 meeting and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Charles Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynda Trebisacci – approve.

Ms. McCabe read the call for Public Hearing C:

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. *Continued from 12/4/07*

Mr. Holland motioned to continue the Public Hearing until the January 15, 2008 meeting and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Charles Sneddon – approve, Julianne McCabe – approve, Paul Holland – approve, Lynda Trebisacci – approve.

Mr. Holland motioned to adjourn and Mr. Altman seconded. Motion carried unanimously.

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

Julianne McCabe, Secretary