

The 1364th meeting of the Stonington Planning and Zoning Commission was held on November 7, 2007 at the Mystic Middle School at 6:30 p.m. Present for the meeting were: Commission members Paul Altman, Charles Sneddon, Julianne McCabe, Lynn Young, Paul Holland; & Alternate Rob Marseglia. Also in attendance were Town Planner Keith Brynes and Director of Planning William Haase.

Executive Session:

Pending Litigation - T. F. Buxton v. Stonington P&Z Commission

Chairman Sneddon called the meeting to order at 7:00 p.m.

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

Minutes:

Ms. McCabe noted two corrections to the minutes from the October 16, 2007 meeting.

Mr. Holland motioned to approve the minutes of the October 16, 2007 meeting as amended and Mr. Altman seconded. Motion carried 4-0-1.

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

Correspondence:

None.

Commission:

Election of Officers:

Chairman Sneddon nominated Paul Altman as vice chairman, Mr. Altman nominated Charles Sneddon as Chair, and Mr. Sneddon nominated Julianne McCabe as Secretary.

Mr. Altman motioned to close the nominations and Ms. McCabe seconded. Motion carried 5-0.

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

Ms. Young motioned to elect officers as nominated and Mr. Altman seconded. Motion carried 5-0.

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

Chairman Sneddon introduced William Haase as the new Director of Planning.

Administrative Review of Route 1 Corridor Study:

Ms. Young motioned to add language to the document to include that the Wequetequock zone would, in no way, be a candidate for a “floating zone,” and Ms. McCabe seconded. Motion carried 3-2.

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

Chairman Sneddon called a five minute recess.

Preliminary discussion of Potential Change of Non-conforming Use Application to modify existing billboards and signage at Fleming's Feed and Hardware. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.

Scott Nye, applicant, presented a plan for a change in signage and discussed a workable solution with the Commission.

Consent Agenda:

PZ0668SPA & GPP Sea Well Enterprises (Greg Daley) – Modification to approved Site Plan & 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.

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

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

Donald & Margaret Robinson - Request approval for excavation (.67± acres) of a dug pond as a water quality restoration activity. Property located at 283 North Anguilla Rd., Stonington. Assessor's Map 45 Block 1 Lot 2. Zone GBR-130.

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

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

07-375ZON Christos & Reveka Tsiakiris - Request approval to construct 10' x 25' pergola on site. Property located at 38 South Broad St., Pawcatuck. Assessor's Map 14 Block 3 Lot 1. Zone LS-5.

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

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

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

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

07-381ZON James S. Smith – Request permit for a 7'6" x 12'4" shed on site. Property located at 264 Taugwonk Road, Stonington. Assessor's Map 70 Block 1 lot 4A. Zone LI-130.

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

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

Old Business:

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.
No action required. Public Hearing continued to: 11/20/07 from 10/2/07

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.

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

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

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.

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

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

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.
No action required. Public Hearing set for 11/20/07

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.
No action required. Public Hearing set for: 11/20/07

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. 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, Charles Sneddon – approve, Lynn Young – approve.

Chairman Sneddon called a five minute recess

Public Hearings:

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

Ms. McCabe read the call for Public Hearing A:

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.

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

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

Ms. McCabe read the call for Public Hearing B:

PZ0735SUP Pequot Mystic Hotel, LLC - Special Use Permit Application for installation of a special detached sign with internal illumination. Property located at 20 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80. Continued from 10/16/07.

Changes to the application were presented by Walter Kunzman and Rob Beecher.

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

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

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

Mr. Holland motioned to approve the waivers and Mr. Altman seconded. Motion carried 4-0-1.

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

Mr. Holland motioned to approve the application with one stipulation and Mr. Altman seconded. Motion carried 4-0-1.

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

Stipulation:

1. Base of sign shall have a stone veneer to add texture.

Ms. McCabe read the call for Public Hearing C:

PZ0737SUP & CAM Alamo, LLC - Special Use Permit Application & Coastal Area Management Review for the conversion of an existing structure into offices, construction of a 2-story (30' x 66') addition & a 4,950 sq. ft. 1-story building, including associated, parking, drainage, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington, CT. Assessor's Map 153 Block 1 Lot 2. Zone GC-60. Continued from 10/16/07.

Paul Holland left the meeting due to illness and Lynn Young is recused.

Seated for the Public Hearing are Paul Altman, Julianne McCabe, and Charles Sneddon presiding.

The application was presented by Bob Schuch, Engineer, and Russell Sargent, Architect.

Mr. Brynes presented staff comments.

No one spoke for, against, or with general comments.

No one spoke in rebuttal

Ms. McCabe motioned to close the Public Hearing and Mr. Altman seconded. Motion carried 3-0.

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

Mr. Altman motioned to approve the waivers and Ms. McCabe seconded. Motion carried 3-0.

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

Mr. Altman motioned to approve the zoning boundary as consistent with ZEO report and Ms. McCabe seconded. Motion carried 3-0.

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

Mr. Altman motioned to approve the application as consistent with Coastal Area Management and Ms. McCabe seconded. Motion carried 3-0.

Roll Call: Paul Altman – approve, Julianne McCabe – approve, Charles Sneddon – approve,

Mr. Altman motioned to approve the application with two stipulations recommended by staff and Ms. McCabe seconded. Motion carried 3-0.

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

Stipulations:

1. Right-of-way to the south of the existing building shall be signed “Loading Area Only.
2. Applicant shall work with Staff to limit site and building lighting on plans.

Ms. McCabe motioned to adjourn and Mr. Altman seconded. Motion carried 3-0.

The meeting was adjourned at 9:30 p.m.

Julianne McCabe, Secretary