

## Regular Meeting

The 1356th meeting of the Stonington Planning and Zoning Commission was held on July 17, 2007, at the Pine Point School at 7:00 p.m. Present for the meeting were: Commission members Chuck Sneddon, Alisa Morrison, Julianne McCabe, Lynn Young; and Alternates Paul Holland and Robert Marseglia. Also in attendance were Town Planner Keith Brynes and Director of Planning Jason Vincent.

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

Seated for the meeting were: Alisa Morrison, Julianne McCabe, Lynn Young, Robert Marseglia and Chuck Sneddon presiding.

**Minutes:**

*Ms. McCabe motioned to approve the minutes of the June 5, 2007 meeting as written and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Alisa Morrison – approve, Julianne McCabe – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve.

*Ms McCabe motioned to approve the minutes of the June 19, 2007 meeting as written and Ms. Young seconded. Ms. Morrison stated for the Davis Standard application, she did not vote, Mr. Holland was seated in her place. Ms. McCabe withdrew her motion and Ms. Young withdrew her second. Ms. McCabe motioned to approve the minutes of the June 19, 2007 meeting with the correction noted, and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Alisa Morrison – approve, Julianne McCabe – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve.

*Ms. McCabe motioned to approve the minutes of the June 20, 2007 meeting as written and Ms. Morrison seconded. Motion carried 4-0-1.*

Roll Call: Alisa Morrison – approve, Julianne McCabe – approve, Lynn Young – abstain, Rob Marseglia – approve, Chuck Sneddon – approve.

*Ms. McCabe motioned to approve the minutes of the June 27, 2007 meeting as written and Ms. Morrison seconded. Motion carried 5-0.*

Roll Call: Alisa Morrison – approve, Julianne McCabe – approve, Lynn Young – approve, Rob Marseglia – approve, Chuck Sneddon – approve.

Mr. Marseglia is recused, and Mr. Holland is seated.

**Correspondence:**

*Ms Young motioned to amend the agenda to include a letter from Paul Holland to the Commission on July 3, 2007 and Mr. Holland seconded. Motion carried 5-0.*

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

*Ms. Young motioned to ask Town Attorney Londregan if the Commission can require a higher standard for voting than is outlined in the state statutes and to define supermajority, and Ms. Morrison seconded. Motion carried 5-0.*

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

### **ZEO - Pending Variances:**

**ZBA #07-21 Ruth & C. Lawson Willard** - Request waiver of A-2 survey.

*Ms. Young motioned to approve the request for waiver and Ms. Morrison seconded. Motion carried 5-0.*

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

### **Consent Agenda:**

**07-135ZON Richard Larson** - Request waiver of site plan for renovations to existing structure at 28 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 28. Zone MC-80.

Mr. Brynes summarized the request for the Commission.

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

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

**PZ0656 SUP & GPP Readco Stonington, LLC** - Modifications to curb cut and pedestrian walkway for approved site plan.

Mr. Brynes reported staff comments, stating if the Commission were to approve the application, the total parking spaces should not change.

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

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

### **Stipulation:**

1. The number of parking spaces allowed on the original site plan shall remain the same.

**PZ0704SUP LCS Westminster, LLC** – Modifications to approved site plan to reduce the size of landscaped berm in a specific area, reallocate building square footage, and add emergency generator. 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

*Ms. Young motioned to table the request until abutters can be notified and Ms. Morrison seconded. Motion carried 5-0.*

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

**C.G.S. 8-24 Review** - Senior Center @ Pawcatuck Neighborhood Center Addition Project.

Mr. Vincent briefly gave a history of the project, and read staff comments.

*Ms. Young motioned to approve the project as consistent with the Plan of Conservation and Development, and Ms. Morrison seconded. Motion carried 5-0.*

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

**PZ0659SD & GPP Colin and Wendy Donahue (LeBlanc )-** Request to grant a second 90 – day extension to file final subdivision plans.

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

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

#### **Old Business:**

**PZ0723CAM Elizabeth P. White** - Application for a Coastal Area Management Review for demolition of an existing structure and construction of a single family residence on a .748 acre parcel. Property located at 4 Black Duck Rd., Mystic, CT. Assessor's Map 176 Block 4 Lot 4. Zone RA-20.

*Ms. Young motioned to table the application upon the request of the applicant, and Ms. Morrison seconded. Motion carried 5-0.*

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

**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 set for 8/21/07.

**PZ0725CAM Erica B. Hall** - Application for a Coastal Area Management Review for demolition of an existing structure and construction of a single family residence on a .41 acre parcel. Property located at 155 River Road, Pawcatuck, CT. Assessor's Map 6 Block 4 Lot 19. Zones RA-15 & RC-120.

Mr. Brynes presented staff comments.

Keith Neilson, President of Docko Inc., presented the application.

*Ms. Young motioned to approve the application as consistent with Coastal Area Management with one stipulation and Ms. McCabe seconded. Motion carried 5-0.*

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

#### **Stipulation:**

1. Orange construction fencing shall be installed delineating the RC-120 Zone. E& S controls shall be inspected and approved by Zoning officials prior to any activity.

**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. No action required. Public Hearing set for 8/21/07

Ms. McCabe read the call for Public Hearing A:

**PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the final adoption of the Conservation Commission 2006 Open Space Plan. Draft Approved as Amended, 2/20/07. **The Draft Open Space Plan is on file in the Town**

**Clerk's Office.**

Jason Vincent, Director of Planning for the Town of Stonington, presented the application.

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

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

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

*Ms. Young motioned to adopt the Open Space Plan and Ms. McCabe seconded. Motion carried 5-0.*

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

The effective date is August 10, 2007.

Ms. McCabe read the call for Public Hearing B:

**PZ0706RA Town of Stonington** – Zoning Regulation Amendment to ZR 6.6.5 Drive-in Windows to remove the maximum distance a window can be from a street.

Jason Vincent, Director of Planning for the Town of Stonington, presented the application.

Speaking in favor was: Don Sadowski, Pawcatuck.

No one spoke against or with general comments.

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

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

The effective date is August 10, 2007.

Mr. Vincent asked the Commission to amend the agenda and go into executive session.

*Mr. Holland motioned to add TFB 3, LLC (Buxton) vs. PZC to the agenda and go into executive session, and Ms. Morrison seconded. Motion carried 5-0.*

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

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Julianne McCabe, Secretary