

## Special Meeting

The 1353<sup>rd</sup> meeting of the Stonington Planning and Zoning Commission was held on June 19, 2007, at the Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Alisa Morrison, Paul Altman, Charles Sneddon, Julianne McCabe and Lynn Young, and Alternate Paul Holland. 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: Paul Altman, Julianne McCabe, Lynn Young, Alisa Morrison, and Charles Sneddon presiding.

**Minutes:**

*Ms. McCabe motioned to approve the minutes of the April 3, 2007 meeting as written and Ms. Young seconded. Motion carried 5-0.*

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

*Ms. Young motioned to approve the minutes of the April 11, 2007 meeting as written and Ms. Morrison seconded. Motion carried 5-0.*

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

*Mr. Altman motioned to approve the minutes of the May 1, 2007 meeting as written and Ms. Morrison seconded. Motion carried 4-0-1.*

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

**Correspondence:**

There was no correspondence to discuss.

**Commission:**

**PZ0663RA Town of Stonington** - Regulation Amendment to create a temporary moratorium on commercial and residential projects along the U.S. Route 1 corridor. Evaluate progress of established moratorium.

Chairman Sneddon recommended the moratorium remain in place as the sub-committee was not yet prepared to make a recommendation to the Commission.

*Ms. McCabe motioned to leave the moratorium in place until late summer and Mr. Altman seconded. Motion carried 5-0.*

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

**ZEO - Pending Variances:**

**ZBA #07-16 Peter & Maureen Kleinknecht (John Casey, Esq.):** Mr. Brynes recommended a waiver of the A-2 survey.

*Mr. Altman motioned to approve the waiver of an A-2 survey and Ms. McCabe seconded. Motion carried 5-0.*

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

**ZBA #07-17 Lucille Hall:** Mr. Brynes stated there was no staff recommendation to approve the waiver.

*Ms. Young motioned to deny the waiver of an A-2 survey and Ms. Morrison seconded. Motion carried 5-0.*

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

**ZBA #07-18 Hugh Platt, Jr. (David Reagan):** Mr. Brynes stated the staff recommended a waiver of the A-2 survey.

*Ms. McCabe motioned to approve the waiver of an A-2 survey and Mr. Altman seconded. Motion carried 4-0-1.*

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

#### **Consent Agenda:**

**Lawrence M. Davis** – Request for water quality / wetland restoration activities in RC-120 Non-Infringement Area. Properties located on Osbrook Point, Pawcatuck, CT. Assessor's Map 10 Block 6 Lot 1A. Zone RC-120.

Mr. Davis, applicant, presented his request and answered questions from the Commission.

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

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

**PZ0668SPA & GPP Sea Well Enterprises (Greg Daley)** – Commission review of proposed building elevations, signage and site modifications for approved Site Plan & Ground Water Protection Permit 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. Daley presented the application and answered questions from the Commission.

*Mr. Altman motioned to approve the application with two (2) stipulations recommended by staff and Ms. Morrison seconded. Motion carried 5-0.*

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

#### **Stipulations:**

1. Proposed detached sign shall meet the visibility requirements of Section 7.12.4.3.5.
2. Total wall sign area shall comply with Section 7.12.7.1.

#### **Old Business:**

**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.**

No action required. Public Hearing rescheduled for 7/17/07 #1

**PZ0707ZC Town of Stonington** – Zoning Map Amendment from Residential RR-80 to Residential RA-20 for properties located on the eastern side of Greenhaven Rd., approximately 242 feet south of Renie Drive, then heading southeast 1137'± to a point; then heading in a northeasterly direction 381'± to a point; then heading in a north direction 478'± to a point; then heading in a northwesterly direction 782'± to a point; then heading in a northerly direction 333'± to a point; then heading in a westerly direction 374'± to a point; then heading in a southerly direction 512'± to the point of beginning. Said area being approximately 15.65 acres and the subject of this application. Involving Map 11, Block 2, Lots 1-4; Map 12, Block 16, Lots 2-5.

*Mr. Altman motioned to table the application until June 20, 2007 and Ms. McCabe seconded. Motion carried 3-1-1.*

Roll Call: Paul Altman – approve, Chuck Sneddon – approve, Julianne McCabe – approve, Lynn Young - abstain, Alisa Morrison – deny.

**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.  
No action required. Public Hearing rescheduled for 7/17/07 #2

**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 rescheduled for 7/17/07 #3

Mr. Brynes announced **PZ0720SUP & GPP Mukesh & Meena Patel** has requested an extension and would not be heard this evening.

Chairman Sneddon announced a five (5) minute recess.

**Public Hearing:**

Ms. McCabe read the call for Public Hearing A:

**PZ0718ZC & 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.

Ms. Morrison is recused.

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

The application was presented by Debbie Marshall Baker, engineer with Cherenzia & Associates, and Theodore Ladwig, attorney for the applicant. Mr. Ladwig submitted letters in support, and 25 assessor's cards from neighboring properties.

No one spoke in favor.

Miles Meader, Noyes Ave, Lords Point, Stonington, CT spoke in opposition.

Mr. Brynes presented staff comments.

Attorney Ladwig spoke in rebuttal.

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

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

*Mr. Holland motioned to approve the waivers, that the application was consistent with the Plan of Conservation and Development, and consistent with Coastal Area Management and Mr. Altman seconded. Motion carried 4-1.*

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

*Mr. Holland motioned to approve the zone change with staff resolution language and Mr. Altman seconded. Motion carried 4-1. Effective Date: 7/15/07*

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

Ms. McCabe read the call for Public Hearing B:

**PZ0722SUP Davis Standard, LLC** - 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.

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

The application was presented by Paul Biscuti, engineer with Cherenzia & Associates.

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

There was no rebuttal.

*Mr. Holland motioned to close the Public Hearing and Mr. Altman seconded. Motion carried 4-1.*

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

*Mr. Altman motioned to approve the application with six (6) stipulations articulated by staff and waivers and Mr. Holland seconded. Motion carried 4-0-1.*

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

#### **Stipulations:**

1. Based on the minimum off-street parking requirements in Section 7.10.4.4, a total of 42 parking spaces are required with only 41 provided. Final plans shall be revised to show one (1) additional parking space.
2. Final plan shall show proposed lighting which must be full cut-off with a maximum height of 20 feet.
3. Final plan must include sign height, size and type of lighting (externally lit). (8.4.1.29)
4. Final plan must demonstrate compliance with the perimeter landscaping requirements of Section 7.10.6.3. Certain trees, such as Japanese Zelcova, are not considered "shade trees."
5. Final plans shall be reviewed to the satisfaction of the Town Engineer and Pawcatuck Fire Department.
6. Final plans must be approved by the Commission through consent agenda action should plans not meet satisfaction of staff.

Chairman Sneddon is recused and Paul Altman is acting Chairman.

Mr. Altman called a five (5) minute recess.

Ms. McCabe read the call for Public Hearing C:

**PZ0705RA Lattizori Development** - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Special Detached Signage language (Section 7.12).

This Public Hearing is continued from 5/2/07.

Seated for the Public Hearing were Paul Altman, Paul Holland, Lynn Young, Alisa Morrison, and Julianne McCabe.

Carlene Donnarumo stated Robert Marseglia was seated for the May 2, 2007 portion of the Public Hearing, but was not seated at this time. Mr. Holland stated he was present at the May 2 meeting and heard all the testimony, and would be able to vote on the application.

Harry Heller spoke in rebuttal.

Also presenting were: Michael Cegan, land planner, Marko Tomasini, architect with DeBose Associates, and Michael Burn, retail economist.

*Mr. Holland motioned to allow Public Comment as new information had been received during rebuttal and Ms. Morrison seconded. Motion carried 4-1.*

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

No one spoke in favor.

Speaking against were: Dora Hill, 26 Oakwood Ave., Pawcatuck, CT; Carlene Donnarumo, 22 Oakwood Ave., Pawcatuck; CT; Charles Starrow, Stoneridge, Mystic, CT; Gene (last name unknown: no Gene on sign in sheet and not audible on recording) Jerry Browne Rd., Mystic, CT; and submitted a petition for the record, Robert Sicilian, 186 Jerry Browne Rd., Mystic, CT.

Mr. Holland motioned to adjourn and Ms. Young seconded. The Public Hearing was continued until June 27, 2007 at Pine Point School. The motion carried 5-0.

The meeting was adjourned at 11:30 p.m.

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Julianne McCabe, Secretary