

Special Meeting

The 1357th meeting of the Stonington Planning and Zoning Commission was held on August 7, 2007, at Pine Point School at 7:00 p.m. Present for the meeting were: Commission members Charles Sneddon, Julianne McCabe, Lynn Young Alisa Morrison, and Alternate 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: Robert Marseglia, Julianne McCabe, Lynn Young, Alisa Morrison, and Charles Sneddon presiding.

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

Minutes:

Ms. McCabe motioned to approve the minutes of the July 17, 2007 meeting as written and Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

Correspondence:

Chairman Sneddon introduced Jane Dauphinais, Director of SECT Housing Alliance, who presented information on affordable, “workforce” housing. Ms. Dauphinais handed informational packets to the Commission and answered their questions.

Consent Agenda:

PZ0704SUP LCS Westminster, LLC - Modification to approved site plan to reduce the size of landscaped berm in a specific area, 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

Mr. Brynes presented a summary of the modification to the Commission. Neighboring property owners, Susan Dobbins 9 Pequotsepos Center North, and Kathy Waterhouse, 10 Pequotsepos Center North, presented their concerns about the landscaping in specific areas.

Ms. Young motioned to approve the modification with the discretion of staff, and Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

PZ0704SUP LCS Westminster, LLC - Modification to approved site plan to reallocate building square footage, add emergency generator, and modify curbing in a specific area. 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

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

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

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.

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

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

PZ0540SUP & CAM Stonington Sea Hawk, LLC - Site plan changes to parking areas for approved Special Use Permit & Coastal Area Management Review. Property located at 349 Elm St. Assessor's Map 75, Block 3, Lot 5 Zones M-1 & RC-120.

Ken Petrini presented the application.

Ms. Young motioned to approve the site plan changes and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

07-284ZON Duncan-Tabor – Request waiver of site plan approval for relocation of existing sign. Property located at 158 South Broad ST., Pawcatuck, CT. Assessor's Map 25 Block 1 Lot 17. Zone GC-60

Mr. Brynes presented a brief summary of the request.

Ms. Young motioned to approve the request and Ms. Morrison or Ms. McCabe (tie) seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – 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.

Chad Frost presented the application.

Mr. Brynes presented stipulations recommended by staff.

Ms. Young motioned to approve the application as consistent with CAM with 6 stipulations and Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

Stipulations:

1. Final plans shall be revised to show land below three feet of mean sea level not counted for in any density or area requirements. Maximum gross floor area shall be revised to accommodate this regulation.

2. Final plans shall list Zone as "RA-20" on Sheet A1.1.
3. Final plans shall show location of tidal wetlands.
4. Final plans shall include locus map at a scale of 1" = 1,000'. (8.4.1.31).
5. Final plans shall utilize same scale for different plan sheets.
6. Final plans shall be reviewed to the satisfaction of the Town Engineer and Building Official.

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

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

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

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

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: 9/4/07

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.

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

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

Public Hearing:

Ms. McCabe read the call for Public Hearing A:

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.

Attorney Theodore Ladwig submitted a letter requesting to continue the Public Hearing to September 4, 2007 in order to resolve some comments from the Town Engineer. Mr. Brynes stated there were already three Public Hearings scheduled for that evening, and the applicant had enough time to move the Public Hearing to the September 18, 2007 meeting.

Ms. Young motioned to continue the Public Hearing to September 18, 2007 and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

Ms. McCabe read the call for Public Hearing B:

PZ0720SUP & GPP Mukesh & Meena Patel - Special Use Permit & Groundwater Protection Permit applications for construction of a 3-story, 75 room hotel on a 4.05 acre parcel. Project includes associated parking, landscaping & sitework. Property located at 349 Liberty St., Pawcatuck, CT. Assessor's Map 17 Block 3 Lot 1. Zone HI-60. *Continued from 6/5/07.*

The application was presented by Pat Lafayette.

General Comments were made by Carlene Donnarummo, 22 Oakwood Ave., Pawcatuck, CT; and Keith Main, Liberty St., Pawcatuck, CT.

Mr. Brynes presented concerns from Don Sadowski.

Mr. Brynes presented stipulations recommended by staff.

Mr. Lafayette spoke in rebuttal.

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

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

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

Ms. Young motioned to approve the 9 waivers and Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

Ms. Young motioned to approve the Groundwater Protection Permit with 9 stipulations and Ms. Morrison seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

Ms. Young motioned to approve the Special Use Permit with 9 stipulations and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Robert Marseglia – approve, Charles Sneddon – approve, Julianne McCabe – approve, Lynn Young – approve, Alisa Morrison – approve.

1. Final plans shall be reviewed to the satisfaction of the Town Engineer and Pawcatuck Fire Department.

2. Final architectural plans at the buildable plan level, including all building and detached signage details, shall be reviewed by the Commission through the consent agenda process.
3. Final landscaping plan shall be prepared by a licensed landscape architect and shall demonstrate compliance with the landscaping requirements of Section 7.10.6.
4. Final plans shall move sidewalks into the public ROW.
5. Final plans shall include the Inland Wetlands and Watercourses Commission stipulations of approval.
6. Final plans shall include signature blocks on each page for the Inland Wetlands and Watercourses Commission and Planning and Zoning Commission.
7. All site, building and signage lighting shall utilize full cut-off fixtures. Signage shall not be internally illuminated.
8. An Erosion and Sedimentation Bond in the form of cash, shall be secured with the Town, and must be acceptable to the Town Attorney. The Bond amount shall be established by the Town Engineer after an estimate of the construction cost is provided by the applicant, and approved by the Town Engineer. The Erosion and Sedimentation Bond shall be submitted to the Department of Planning prior to the issuance of any Zoning Permits.
9. An inspection fee equal to 5% of the total cost of site improvements, including Erosion and Sedimentation Control elements shall be paid to the Town of Stonington for inspection services relative to Erosion and Sedimentation Control and Construction Inspection. The Inspection Fee amount shall be established by the Town Engineer after an estimate of the construction costs is provided by the applicant, and approved by the Town Engineer.

Ms. Morrison motioned to adjourn the meeting and Ms. McCabe seconded. Motion carried 5-0.

The meeting was adjourned at 9:15 p.m.

Julianne McCabe, Secretary