

## Special Meeting

The 1366<sup>th</sup> meeting of the Stonington Planning and Zoning Commission was held on December 4, 2007 at Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Paul Altman, Charles Sneddon, Lynn Young, Paul Holland, and Alternates Robert Marseglia and Linda Trebisacci, 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 Holland, Paul Altman, Lynn Young, Robert Marseglia, and Chuck Sneddon presiding.

**Minutes:**

*Mr. Altman motioned to table the minutes until the next meeting and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

**Consent Agenda:**

**PZ0720SUP & GPP Mukesh & Meena Patel - Approval Stipulation #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.

Applicant representative was not present so Consent Agenda item was moved to

**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. Brynes handed out site plans to Commission members.

After discussion between the Commission and a representative from LCS Westminster, LLP, the representative agreed to come back to the next meeting with a different landscaping plan.

**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. **Request for a 90-day extension to file final subdivision plans.**

*Mr. Altman motioned to approve the request for a 90-day extension to file final subdivision plans, and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

**Old Business:**

**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 continued to: 12/18/07 from 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 continued to: 12/18/07 from 11/20/07

**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.

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

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

**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 set for 1/15/08

**PZ0749SPM Town of Stonington / Pawcatuck Neighborhood Ctr.** - Site Plan Modification for a 2-story, 3,344 SF addition with elevator (Senior Center) to existing 2-story structure. Project includes additional parking, exterior lighting, porte cochere, drainage & misc. site improvements. Property located at 27 Chase St., Pawcatuck, CT. Assessor's Map 4, Block 5, Lot 10. Zone LS-5.

Jeanne Devons and Mark Fisher presented the application.

Mr. Brynes presented staff comments, including 2 stipulations.

*Mr. Holland motioned to approve the application with 2 stipulations in the staff report and one stipulation stated by staff and Ms. Young seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

#### **Stipulations:**

1. Final plans shall be reviewed to the satisfaction of the Town Engineer/Department of Public Works and Pawcatuck Fire Department.
2. Dumpster shall be screened with landscaping per Section 7.13.1.4 of the regulations.
3. Three (3) additional handicapped spaces shall be provided. Existing delivery space shall be maintained.

**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

#### **Consent Agenda Item#1: PZ0720SUP & GPP Mukesh & Meena Patel - Approval Stipulation #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.

The architectural plans were presented by Mark Comeau.

*Mr. Marseglia motioned to interpret the approval of the permit as allowing all four faces of the tower to have a sign if the combined square footage of the signs met with zoning regulations and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

*Ms. Young motioned to approve stipulation #2 with one stipulation and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

**Stipulation:**

1. The detached sign shall not exceed 15 feet in total height.

Chairman Sneddon called a five-minute recess at 7:55 p.m.

**Public Hearings:**

Keith Brynes announced **PZ0743SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects)**, would not be heard tonight (continued to 12/18/07).

Ms. Young 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. Continued from 11/7/07

The application was presented by Jonathan Duncklee, applicant, and Pat Lafayette, Engineer.

At the beginning of his presentation, Mr. Duncklee asked that Mr. Holland be recused. Ed Hart, 587 Taugwonk Rd., Stonington, CT; called for a point of order, requesting any commission member who is also a member of the Chamber of Commerce, or whose spouse is a member of the Chamber of Commerce, should recuse themselves. Mr. Holland replied that he believed he was able to remain non - biased and could render a decision based on the presentation.

Chairman Sneddon asked the applicant to begin his presentation.

Speaking in favor were: Tom Sheridan, Eastern CT Chamber of Commerce; Trish Cunningham President of the Greater Mystic Chamber of Commerce; Bill Turner, 297 New London Tpke., Stonington, CT; John Michalak, Federation of Small Business; Blunt White, Chairman of the Economic Development Commission; Randy Holt, 1322 Pequot Trail, Stonington, CT; Mr. George Robinson, 579 Pequot Trail, Stonington, CT.

Speaking against were: Frederick Gahagan, attorney representing Nick Smith; Rick Vanderslice 332 Taugwonk Rd., Stonington, CT; Niall Doherty, 503 Taugwonk Rd., Stonington, CT; Linda Shafer, 324 Taugwonk Rd., Stonington, CT; Jim Kelley, 439 Taugwonk Rd, Stonington, CT; Ed Hart, 587 Taugwonk Rd., Stonington, CT.

Chairman Sneddon called a five minute recess at 10:05 p.m.

Bill Lyman, 579 Taugwonk Rd., Stonington, CT; Mr. Lyman also read into the record a letter from Daryl Sentell, 122 Stoney Brook Rd, Stonington, CT; Dan Booker, 456 Taugwonk Rd, Stonington, CT; Jerry and Joyce Fingerut, 537 Taugwonk Rd, Stonington, CT.

Mr. Brynes presented staff comments.

*Mr. Holland motioned to continue the Public Hearing during staff comments and Mr. Marseglia seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Rob Marseglia – approve, Paul Holland – approve, Lynn Young – approve, Chuck Sneddon – approve.

*Ms. Young motioned to adjourn and Mr. Holland seconded. Motion carried 5-0.*

The meeting was adjourned at 10:50 p.m.

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Lynn Young, Acting Secretary