

Special Meeting

The 1352nd meeting of the Stonington Planning and Zoning Commission was held on June 5, 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; 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: Paul Altman, Julianne McCabe, Lynn Young, Alisa Morrison, and Charles Sneddon presiding.

Consent Agenda:

C.G.S. 8-24 Review - Pawcatuck Park Bulkhead Replacement Project

Mr. Vincent gave a brief history the project for the Commissioners

Ms. Young motioned to find the project consistent with the Plan of Conservation and Development and Ms. McCabe seconded. Motion carried 5-0.

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

C.G.S. 8-24 Review - Miscellaneous work items, Compliance and Upgrades at the Pawcatuck Neighborhood Center

Mr. Vincent presented a brief history of the application.

Ms. Young motioned to approve the upgrades as compliant with the Plan of Conservation and Development and Ms. McCabe seconded. Motion carried 5-0.

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

PZ9709SD Stonington Green Subdivision - Liability question as to 6' high fence versus 8' high fence around detention pond.

Mr. Vincent provided staff comments.

Ms. Young motioned to approve the request for modification of the permit from an 8' to 6' fence with no other modifications and Ms. McCabe seconded. Motion carried 4-1.

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

PZ0608CAM Douglas & Susan MacFaddin – Request to modify drainage and grading for approved Coastal Area Management application for construction of a single family residence on a 2.93 acre parcel. Property located at 87 Latimer Point Rd., Stonington, CT. Assessor's Map 154 Block 1 Lot 3B. Zone RC-120.

Mr. Brynes provided staff comments, and architect Glenn Arbonese answered questions from the Commission.

Ms. Young motioned to approve the request to modify drainage with 2 stipulations, and Ms. McCabe seconded. Motion carried 5-0.

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

Stipulations:

1. No work shall be permitted in the non-infringement area.
2. Maximize distance of swale from neighboring property line and accommodate septic reserve, both to the satisfaction of the Town Engineer.

07-043ZON Mystic Hospitality / Jim Doukas – Approved Zoning Permit for renovation of existing building. Request to replace certain exterior walls and rebuild to identical footprint. Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.

Ms. Young motioned to approve the request to begin demolition and return for approval for final design for front entrance, materials for the side of the building, and colors and Ms. McCabe seconded.

Ms. Young withdrew her motion and Ms. McCabe withdrew her second.

Ms. Young motioned to approve the request for demolition and to begin construction with 2 stipulations and Ms. McCabe seconded. Motion carried 5-0.

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

Stipulations:

1. The existing building footprint shall be used for construction.
2. The applicant shall return to the Commission through Consent Agenda action for approval of the front entrance design, building siding materials, and colors for the building exterior.

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

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).

No action required. Public Hearing continued until 6/19/07 #2

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

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.

No action required. Public Hearing rescheduled for 6/19/07 #1

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 scheduled for 7/17/07

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.

No action required. Public Hearing scheduled for 6/19/07 #4

Chairman Sneddon called a five minute recess.

Public Hearing: 7:45 p.m.

Ms. McCabe read the call for Public Hearing A:

PZ0721SUP Readco Stonington, LLC- Special Use Permit application for Pawcatuck Farms signage program. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection, Pawcatuck, CT. Assessor's Map 18 Block 1 Lots 33 & 33A & property to be acquired from the State of CT DOT. Zone HI-60.

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

The application was presented by Attorney Theodore Ladwig and Wayne Fraser, representing Readco.

General Comments were made by Carlene Donnarummo, 22 Oakwood Ave., Pawcatuck, CT; and Mark Simmons, 353 Greenhaven Rd., Pawcatuck, CT.

Mr. Vincent presented staff comments.

Attorney Ladwig stated there was no need for rebuttal.

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

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

Ms. Young motioned to approve the application with 5 stipulations, adopting resolution language presented in the staff report, and the requested waivers, and Ms. McCabe seconded. Motion carried 5-0.

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

Stipulations:

1. Plans shall be revised to show Stop & Shop wall signs as being halo illumination.
2. The Commission shall review the proposed wall signs for the bank (Sign #4) and restaurant building with drive-thru (Sign #5) through Consent Agenda prior to the issuance of Zoning Permits for these signs.
3. Chili's wall sign shall be a maximum of 77 square feet including yellow background.
4. "Pawcatuck Farms" labeling on signage must be below 15 feet on the detached signs.
5. Chili's wall sign shall be exterior lit, with full cut-off lighting, rectangular shape, with three-dimensional relief.

New Business:

Design Review Committee:

Chairman Sneddon announced that, since some members would be recused from the remaining Public Hearing, he wanted to ask Mr. Vincent about the Design Review Committee listed under New Business on the Agenda.

Mr. Vincent introduced the topic of a design review committee and asked Commission members for their comments and thoughts. Mr. Vincent distributed an advisory document to Commission members.

Chairman Sneddon called a five minute recess.

Ms. McCabe read the call for Public Hearing B:

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.

Seated for this Public Hearing were Robert Marseglia, Paul Altman, Charles Sneddon, Julianne McCabe, and Alisa Morrison.

Because of a conflict of interest, Mr. Marseglia was recused.

Jason Vincent, Director of Planning for the Town of Stonington, 152 Elm St., Stonington, CT; presented the application.

Speaking in favor: Mark Simmons, 353 Greenhaven Rd., Pawcatuck, CT; and Theodore Ladwig, Attorney representing Mr. and Mrs. Paul Holland, Greenhaven Rd., Pawcatuck, CT.

Speaking against: Jane Dawson, 87 Rivercrest Drive, Pawcatuck, CT; Robert Darst, 87 Rivercrest Drive, Pawcatuck, CT; Sue Skogerboe, 81 Rivercrest Drive, Pawcatuck, CT.

Jason Vincent spoke in rebuttal. Ms. McCabe motioned to close the Public Hearing and Ms. Morrison seconded. Motion carried 4-0.

Mr. Altman motioned to approve the application. There was no second and the motion failed. Ms. Morrison motioned to deny the application. There was no second and the motion failed.

Ms. McCabe read the call for Public Hearing C:

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.

At the request of the applicant, this application will be continued to 6/19/07.

Mr. Altman motioned to adjourn the meeting and Ms. Morrison seconded. Motion carried 4-0. The meeting was adjourned at 10:30 p.m.

Julianne McCabe, Secretary