

Regular Meeting

The 1375th meeting of the Stonington Planning and Zoning Commission was held on April 15, 2008 at the Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Lynn Young, Paul Holland, Chuck Sneddon; Alternates Rob Marseglia and Lynda Trebisacci, Town Planner Keith Brynes, and Director of Planning William Haase.

Seated for the meeting were: Lynn Young, Paul Holland, Rob Marseglia, Lynda Trebisacci, and Chuck Sneddon, presiding.

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

Minutes:

Mr. Holland motioned to approve the minutes of the February 19, 2008 meeting as written and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Mr. Holland motioned to approve the minutes of the March 4, 2008 meeting as written and Ms. Young seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Mr. Holland motioned to approve the minutes of the March 18, 2008 meeting as written and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

ZEO - Pending Variances: A-2 survey waiver requests
ZBA #08-07 George Morin

Mr. Brynes presented the request.

Mr. Holland motioned to approve the waiver of an A-2 survey and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Consent Agenda:

PZ0576SUP & CAM Mystic Lighthouse Partners, LLC - Special Use Permit application for a multi-phase project on a 3.2 acre site. This first phase involves demolition of the existing building on the site & subsequent construction of a 3,479 sq. ft structure for retail & a restaurant with drive thru window. Property located at 6 Hendel Dr., Mystic. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60. **Request modifications to approved application: change to shielding for dumpsters.**

The request was presented by Mr. Leary.

Mr. Holland motioned to approve the request and Ms. Young seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

08-080ZON D'Amato Investments, LLC (Mark Spear) - Change of Use & associated signage for Karate School (Black Bear Studio)

The request was presented by Mr. Brynes.

Ms. Young motioned to approve the request for a Change of Use only, and have the applicant return to the Commission with a signage plan and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

C.G.S. 8-24 Review - Acceptance of Lamb's Way as an approved Town road.

Mr. Holland motioned to accept Lamb's Way as a town road and consistent with the Plan of Conservation and Development, and Ms. Young seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

07-043ZON Mystic Hospitality / Jim Doukas – Request for approval of the front entrance design, building siding materials, and colors for the building exterior. Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.

The request was presented by Mr. Corrigan and Louis Rigos.

Ms. Young motioned to approve the request with four stipulations and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Stipulations:

1. Stainless steel siding shall be changed to white AZEK.
2. No mirrored glass on building.
3. Revised elevations shall be submitted showing changes from original approval.
4. This approval does not include any signage.

PZ0801SUP Douglas W. Hanson - Request for approval of proposed signage and building elevation changes as per approval Stipulation #1. Property located at 59 West Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 2. Zone DB-5.

The request was presented by Douglas Hanson.

Mr. Holland motioned to approve the request and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Old Business:

PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell – Subdivision & Groundwater Protection Permit Applications for a 26-lot subdivision of an approximate 50.54 acre parcel. Property located at 56 Jeffrey Rd. , Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.
No action required. Public Hearing continued to: 5/6/08

PZ0807SUP & CAM Thomas Taber - Special Use Permit application & Coastal Area Management Review to construct a 2-story detached pub building (2968 SF total), including liquor sales for on-premise consumption, office, meeting & storage space & improved parking. Property located at 66 Williams Ave., Mystic, CT. Assessor's Map 161, Block 19, Lot 1. Zone LS-5.
No action required. Public Hearing set for: 5/6/08

Public Hearings:

PZ0802SUP Berstev, LLC (Joshua Feldman) - Special Use Permit application to increase seating capacity, allow outdoor seating, & increase number of permitted employees at existing restaurant (Rice Spice Noodles). Request a reduction of parking requirements and acceptance of a Shared Parking Agreement. Property located at 4 Roosevelt Ave., Mystic, CT. Assessor's Map 174, Block 17, Lot 4. Zone LS-5. *Continued from 3/18/08*

Mr. Holland Motioned to continue the Public Hearing to May 6, 2008 and Ms. Young seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Mr. Holland motioned to modify the agenda to allow discussion on planning and Mystic Streetscape and Ms. Young seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Holland – approve, Lynda Trebisacci – approve, Rob Marseglia – approve, Chuck Sneddon – approve

Chairman Sneddon called a brief recess.

Bill Haase, Director of Planning, distributed a memo regarding **Consensus-Based Land Use Policy Discussions** to Commission members and the Public for discussion. In the memo, Mr. Haase explained that because the number of applications was lessening, the Commission might decide on one of two plans: to have fewer meetings, or to use some of the scheduled meeting time for a less formal discussion on specific topics. Mr. Haase went on to outline some ground rules the Commission should agree on. First, where on the agenda would the discussions take place? Chairman Sneddon thought any discussion could be handled under the Staff or Correspondence headings on the agenda. The second question Mr. Haase asked, “Who decides the discussion topics?” The Commission agreed that anyone could submit a request for discussion to the Commission. Third, would the Public be allowed to speak during the discussion? The Commission agreed a time would be set aside for the Public to present their thoughts. Fourth, it was agreed unanimously that any topic would be consensus-based policy, not a specific site plan or application.

Following the discussion, Mr. Haase presented the Mystic Streetscape plan to the Commission.

The meeting was adjourned at 10:00 p.m.

Lynn Young, Acting Secretary