

Special Meeting

The 1368th meeting of the Stonington Planning and Zoning Commission was held on January 2, 2008 at the Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Paul Holland, Julianne McCabe, Lynn Young, Paul Altman, Charles Sneddon, Alternates Rob Marseglia and Lynda 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 Altman, Paul Holland, Julianne McCabe, Lynn Young and Charles Sneddon presiding.

Minutes:

Ms. McCabe motioned to approve the minutes of the November 20, 2007 minutes as written and Mr. Altman seconded. Motion carried 5-0.

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

Ms. Young motioned to approve the minutes of the December 4, 2007 meeting as written and Mr. Holland seconded. Motion carried 5-0.

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

Ms. McCabe motioned to approve the minutes of the December 18, 2007 meeting as written and Mr. Altman seconded. Motion carried 5-0.

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

Consent Agenda:

PZ0645SUP & GPP Retail Store Construction Co., Inc. - Request for Commission approval of proposed Lot Line adjustments of properties located on the east and west sides of between 476 – 546 Liberty Street (CT Route 2) south of the intersection of Route 2 & Interstate 95, and 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20, Block 2, Lots 2 & 4; Map 20, Block 3, Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12 & 13, & Map 21, Block 1, Lot 39, Zone HI-60.

The request was presented by Attorney Thomas Collier and Surveyor Nate Lauder.

Ms. Young motioned to request the Zoning Enforcement Officer to approve the lot line adjustment, and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynn Young – approve, Charles 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. Continued from 11/20/07

No action required. Public Hearing continued to 1/15/08

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: 1/15/08

PZ0743SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects) - Special Use Permit Application for approval of Detached Main Entrance Wall Sign & Landscape Wall 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: 1/15/08

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 rescheduled for: 3/4/08

PZ0752CNU Peter Fleming & Scott Nye (Fleming's) – Change of Non-Conforming Use approval to add an 8' x 100' roof overhang & wood siding to existing building and replace existing 18 sq. ft. I.D. sign with 80 sq. ft. lighted I.D. sign. Remove 1200 sq. ft. of billboards and replace with 600 sq. ft. of billboards, one double-sided, lighted 10' x 30' x 15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.

No action required. Public Hearing scheduled for: 1/15/08

PZ0753SUP Mall, Inc. - Special Use Permit application to construct a 20' x 80' addition to existing structure (Olde Mistick Village Cinemas) for a live performance theater. The addition will include dressing rooms & restrooms, reducing the amount of seating in the existing theater. Property located at 27 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 1. Zone TC-80.

No action required. Public Hearing scheduled for: 1/15/08

Chairman Sneddon called a five minute recess in order to begin Public Hearings as scheduled.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

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.

Ms. McCabe motioned to continue the Public Hearing to February 19, 2008 and Mr. Altman seconded. Motion carried 5-0.

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

Ms. McCabe read the call for Public Hearing B:

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.

Ms. McCabe motioned to continue the Public Hearing to the February 19, 2008 meeting and Mr. Altman seconded. Motion carried 5-0.

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

Ms. McCabe read the call for Public Hearing C:

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 12/4/07*

Seated for the Public Hearing were: Paul Holland, Paul Altman, Lynn Young, Rob Marseglia and Chuck Sneddon presiding.

Pat Lafayette, Site Engineer, and Jonathan Duncklee, applicant, presented changes to the application.

Mr. Brynes presented staff comments, and read comments from the Town Engineer into the record.

Speaking in favor: Wayne Robinson, Taugwonk Rd., Stonington, CT.

Speaking against were: Joyce Fingerut, 523 Taugwonk Rd., Stonington, CT; Bill Lyman, 579 Taugwonk Rd., Stonington, CT; Niall Doherty, 503 Taugwonk Rd., Stonington, CT; Ed Hart, Taugwonk Rd., Stonington, CT; Jim Kelly, 439 Taugwonk Rd., Stonington, CT; Stanton Simm, Chairman of the Conservation Commission, speaking as a private citizen, not representing the Conservation Commission.

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

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

Mr. Altman motioned to approve the waivers and Mr. Marseglia seconded. Motion denied 3-2.

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

Mr. Altman motioned to approve the application with the exception of stipulation #4. There was no second. Motion denied.

Mr. Holland motioned to deny the application as incomplete and Ms. Young seconded. Motion carried 4-0-1.

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

Ms. McCabe read the call for Public Hearing D:

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.

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

The application was presented by Susan Hayes and Tim Evans.

No one spoke in favor or against.

Carlene Donnarummo, 22 Oakwood Ave, Pawcatuck, CT spoke with general comments.

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

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

Mr. Holland motioned to approve the application with staff resolution language and Ms. McCabe seconded. Motion carried 5-0.

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

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

The meeting was adjourned at 9:00 p.m.

Julianne McCabe, Secretary