

Special Meeting

The 1372nd meeting of the Stonington Planning and Zoning Commission was held on March 4, 2008 at Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Paul Altman, Charles Sneddon, Lynn Young, and Paul Holland; Alternates Lynda Trebisacci and Rob Marseglia; 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, Rob Marseglia, Paul Holland, Lynn Young and Charles Sneddon presiding.

Minutes:

Ms. Young motioned to pass on the minutes and Mr. Altman seconded. Motion carried 5-0.

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

Consent Agenda:

ZON08-009 & GPP William K. Bellucci – Zoning & Groundwater Protection Permit applications for Change of Use from single family residence to General Office. Property located at 139 Liberty St., Pawcatuck. Assessor's Map 16, Block 12, Lot 1, Zone LS-5.

The application was presented by Frank Marafioti, P.E., engineer for the project.

Mr. Marseglia motioned to approve the application and Mr. Altman seconded. Motion carried 4-0-1.

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

PZ0656SUP & GPP Readco Stonington, LLC - Request for modifications to approved site plan for expansion of existing movie theater & commercial development to include a supermarket & 3 restaurant or bank buildings. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection. Assessor's Map 18 Block 1 Lots 33 & 33A & property to be acquired from the State of CT DOT. Zone HI-60.

Steve Brewer and Bill Fries presented the request.

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

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

PZ0540SUP & CAM Stonington Seahawk - Request for modifications to approved site plan to renovate existing airplane hangar into a winery & associated related improvements of the 83.6 acre site. Modifications include: reconfiguration of the parking area, the driveway in the rear of the building & a new sidewalk leading to the main entrance. Property located at 349 Elm St., Stonington. Assessor's Map 75, Block 3, Lot 5. Zones M-1 & RC-120

Clint Brown presented the request.

Mr. Altman motioned to approve and Mr. Holland seconded. Motion carried 5-0.

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

PZ0602SPM LCS Westminster I, LLP – Request for approval of the Landscape Master Plan for approved site plan for Stoneridge Phase II construction. Property located at 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

The request was presented by Mike Segan, landscape architect, and Heather Turner, Executive Director for Stoneridge.

Ms. Young motioned to approve and Mr. Holland seconded. Motion carried 4-1.

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

Old Business:

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 continued to 3/18/08

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. No action required. Public Hearing set for 3/18/08

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 set for 4/1/08

PZ0804SUP Lignum Vitae, LLC - Special Use Permit application to construct a 496 sq. ft. roof over a portion of an existing exterior deck at Riverwalk Restaurant (Schooner Wharf), & add 24 outdoor seats pursuant to parking exemption as per Z.R. 6.6.16.4. Property located at 14-16 Holmes St., Mystic, CT. Assessor's Map 174, Block 3, Lot 1. Zone DB-5. No action required. Public Hearing set for 3/18/08

PZ0805SUP Sea Research Foundation - Special Use Permit to construct a 252 sq. ft. animal observation deck with a 2,518 sq. ft open air roofed structure, and a 312 sq. ft. temporary office trailer. Property located at 55 Coogan Blvd., Mystic, CT. Assessor's Maps/Blocks/Lots: 164/3/2, 150/1/28, 150/1/28A, 150/1/28B. Zone TC-80. No action required. Public Hearing set for 4/1/08

Chairman Sneddon called a five minute recess.

Public Hearings:

Ms. Young read the call for Public Hearing A:

PZ0748POCD Town of Stonington (Route 1 Corridor Study) - Plan of Conservation and Development
Amendment for the adoption of the Route 1 Corridor Study.

The application was presented by Glen Chalder, AICP of Planimetrics.

Speaking in favor were: Kate Robinson, Carlene Donnarummo, 22 Oakwood Ave., Pawcatuck, CT; Blunt White, representing the Economic Development Commission.

Speaking against was Stanton Simm, representing the Conservation Commission.

General Comments were made by Bryan Chesebro, 134 Elm St., Stonington, CT; Gary Anderson, South Broad St., Stonington, CT; Donald Ascare, Palmer Neck Rd., Stonington, CT; and Gail Shea, River Rd., Pawcatuck, CT.

Staff Comments were presented by Keith Brynes.

Mr. Chalder spoke in Rebuttal.

Mr. Altman motioned to close the Public Hearing and Mr. Marseglia seconded. Motion carried 5-0. The hearing was closed at 10:25 p.m.

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

Ms. Young motioned to adopt the Route 1 Corridor Study as an amendment to the POCD, as approved by the Board of Selectmen, with ability for staff and Planimetrics to make necessary grammatical and other unsubstantial changes. Mr. Holland seconded. Motion carried 5-0.

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

Ms. Young motioned to delete references to Wequetequock, except for the statement, “The Wequetequock area is in no way a candidate for a floating zone,” per the Board of Selectmen’s recommendation. Mr. Holland seconded. Motion carried 4-0-1.

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

Ms. Young motioned to override the Board of Selectmen’s deletion of a fee-in-lieu of parking, page 28, item #3. Mr. Holland seconded. Motion carried 5-0.

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

Ms. Young motioned to delete item #3 under “Manage Public Utility Expansion” section on page 36, per the Board of Selectmen’s recommendation. Mr. Holland seconded. Motion carried 5-0.

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

Mr. Holland motioned to delete item #2 on page 28 (consideration of one way streets), per the Board of Selectmen's recommendation. Ms. Young seconded. Motion carried 3-2.

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

Ms. Young motioned to adjourn and Mr. Altman seconded.

The meeting was adjourned at 11:00 p.m.

Lynn Young, Acting Secretary