

Regular Meeting

The 1369th meeting of the Stonington Planning and Zoning Commission was held on January 15, 2008 at the Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Paul Holland, Julianne McCabe, 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.

Chairman Sneddon announced **PZ0752CNU Peter Fleming & Scott Nye (Fleming's)** would not be heard tonight, and that **PZ0753SUP Mall, Inc.** would be heard first.

Seated for the meeting were: Paul Altman, Paul Holland, Julianne McCabe, Lynda Trebisacci, and Charles Sneddon presiding.

Minutes:

Ms. McCabe motioned to approve the minutes of the January 2, 2008 minutes as written and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Consent Agenda:

C.G.S. 8-24 Review of the Town of Stonington's donation to the Stonington Land Trust of a 33.09 acre parcel of land located off North Anguilla Rd., Pawcatuck. Map 39, Block 1, Lot 7, Zone GBR-130.

Mr. Holland motioned to find the transfer consistent with the Plan of Conservation and Development and Ms. McCabe seconded. Motion carried 4-1.

Roll Call: Paul Altman – deny, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

*Ms. McCabe motioned to add to the agenda a request for site plan modifications to **PZ0636SUP & CAM Janet Hendel Est. (Mystic Lighthouse Ptrs.)** - Special Use Permit & Coastal Area Management Review applications for construction of a 3-story, 92 room hotel on a 3.2 acre parcel. Property located at 6 Hendel Dr., Mystic, CT. Assessor's Map 164 Block 1 Lot 8. Zone GC-60; and Mr. Holland seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

The application was presented by Keith Brynes, Eric Hodgkins and Jeff Kevan, P.E., applicant representatives.

Mr. Holland motioned to approve the modifications and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Old Business:

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 continued to 2/19/08

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

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 continued to 2/19/08

Chairman Sneddon called a 10 minute recess to start the Public Hearings at 7:30 p.m.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

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' x15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.

Mr. Altman motioned to continue the Public Hearing until March 18, 2008 and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Ms. McCabe read the call for Public Hearing B:

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.

Jerry Olsen presented the application.

No one spoke in favor, against, or with general comments.

Mr. Brynes presented staff comments.

Mr. Holland 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, Lynda Trebisacci - approve, Charles Sneddon – approve.

Chairman Sneddon called a five minute recess.

Ms. McCabe read the call for Public Hearing C:

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.

This Public Hearing was continued at Rebuttal.

George Buchanan, Architect, spoke in Rebuttal.

General comments were made by Carlene Donnarummo, 22 Oakwood Ave, Pawcatuck, CT; Dora Hill, 26 Oakwood Ave, Pawcatuck, CT; Debra Trudeau, and Chrissa Anderson.

Staff comments were presented by Keith Brynes.

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, Lynda Trebisacci - approve, Charles Sneddon – approve.

Mr. Altman motioned to approve the waivers and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Mr. Altman motioned to approve the Special Permit with 3 stipulations and resolution language recommended by staff and Ms. McCabe seconded. Motion carried 4-1.

Roll Call: Paul Altman – approve, Paul Holland – deny, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Stipulations:

1. This approval only applies to signage submitted and does not apply to any other site modifications.
2. Final plans shall be revised to measure sign faces of detached signs, rather than just letters.
3. Final plans shall provide information on proposed illumination and materials of all signs. Internal Use Signs shall not be internally illuminated per Section 7.12.7.8.2.

Ms. McCabe read the call for Public Hearing D:

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.

This Public Hearing was continued at Rebuttal.

George Buchanan, Architect, spoke in Rebuttal.

Staff comments were presented by Mr. Brynes.

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

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Mr. Holland motioned to approve the Regulation Amendment with Staff’s recommended language, and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

The Effective Date of the Regulation Amendment shall be February 4, 2008.

Ms. McCabe read the call for Public Hearing E:

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.

This Public Hearing was continued at Rebuttal.

George Buchanan, Architect, spoke in Rebuttal.

General Comments were presented by Dora Hill, 26 Oakwood Ave, Pawcatuck, CT, and Chrissa Anderson.

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

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Ms. McCabe motioned to approve the waivers and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Ms. McCabe motioned to approve the application with 4 stipulations, contingent upon the effective date of the Regulation Amendment, and Mr. Holland seconded. Motion carried 5-0.

Roll Call: Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Lynda Trebisacci - approve, Charles Sneddon – approve.

Stipulations:

1. This approval only applies to signage submitted and does not apply to any other site modifications.
2. Plans must provide information on proposed illumination and materials of detached entrance sign and materials of landscaping wall signs.
3. Uplighting on detached sign shall not exceed 200 watts per side.
4. All landscape wall signs shall be white with fonts at the discretion of the applicant.

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

The meeting was adjourned at 9:10 p.m.

Julianne McCabe, Secretary