

Special Meeting

The 1387th meeting of the Stonington Planning and Zoning Commission was held on Tuesday, December 2, 2008 at Mystic Middle School, 204 Mistuxet Avenue. Chairman Young called the meeting to order at 7:00 P.M. In attendance were members Paul Altman, Lynda Trebisacci and John Swenarton. Alternate Rob Marseglia was seated as a voting member. Acting Director of Planning/Town Planner Keith Brynes was in attendance.

Minutes:

Mr. Swenarton made a motion to approve the November 18, 2008 minutes, Mr. Altman seconded. Marseglia abstained. The minutes were approved, 4-0-1.

Old Business:

PZ0823ZC & CAM Thomas Haggerty & Gail Shea - Zoning Map Amendment from Residential RC-120 to Residential RR-80 (portion to remain RC-120), and a Coastal Area Management Review for property located at 197 River Road, Pawcatuck, CT. Assessor's Map 7 Block 2 Lot 2. Zone RC-120. Public Hearing Closed: 10/21/08

Mr. Byrnes reported that the requested legal opinion had not yet been received.

Mr. Swenarton made the motion to table the application to the December 16th meeting. Mr. Marseglia seconded. The motion was approved 5-0.

PZ0826RA & ZC Town of Stonington (PZC) Zoning Regulations Text & Map Amendments to establish a "Downtown Pawcatuck Parking Overlay District," modifications to existing Sections 7.10.2.3 (Parking Reductions), 7.10.2.4 (Dedicated Off-Site Parking), 7.10.2.5 (Shared On-Site Parking), and 7.10.4 (Parking Space Requirements); deletion of Section 7.10.2.6 (Agreements) to be replaced with new 7.10.2.6 (Residential Parking Agreements); and addition of new Section 7.10.8 (Downtown Pawcatuck Parking Overlay District). Public Hearing Closed: 11/18/08

Mr. Altman made the motion to approve. Ms. Trebisacci seconded. Mr. Marseglia abstained. The motion was approved 4-0-1.

PZ0827SPM Mystic Food N More, LLC (Malik) - Site Plan Modification for the placement of a walk-in cooler and construction of stairs and deck on site. Property located at 34 East Main St., Mystic, CT. Assessor's Map 174, Block 18, Lot 1. Zone LS-5.

Ms. Trebisacci made the motion to table the application. Mr. Altman seconded. The motion to table the application was approved 5-0.

PZ0830SPM & CAM Zheng Investments, LLC (Canavan) - Site Plan Modification & Coastal Area Management Review for the construction of a 798 sq. ft. addition to existing structure. Proposal includes associated parking & landscaping. Property located at 6 Greenmanville Ave., Mystic, CT. Assessor's Map 173, Block 7 Lot 1. Zone CS-5.

Mr. Marseglia made the motion to table the application. Mr. Altman seconded. The motion to table the application was approved 5-0.

PZ0831CAM John & Lisa West (Frost) - Application for a Coastal Area Management Review for construction of a single family residence on a 1.6 acre parcel. Property located at 29 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 24. Zone RA-20.

Mr. Marseglia made the motion to table the application to the December 16th meeting. Mr. Altman seconded. The motion to table the application was approved 5-0.

Public Hearings:

PZ0828SUP Readco Stonington, LLC –Special Use Permit application for the addition of a standalone automated teller machine (ATM) including a drive-up self-service kiosk with 3,900 sq. ft. to allow for stacking of cars. Property located at 445-465 Liberty St., Pawcatuck, CT. Assessor's Map 18 Block 1 Lot 36. Zone HI-60.

Wayne Fraser of Readco presented the application for the kiosk.

Mr. Brynes reviewed the application. Ms. Trebisacci inquired about the safety of the proposed site configuration.

Mr. Altman made a motion to close the hearing. Mr. Marseglia seconded. The motion was approved 5-0.

Mr. Altman made a motion to grant the request for waivers. Ms. Trebisacci seconded. The motion was approved 5-0. Mr. Altman made the motion to approve the Special Use Permit with one (1) stipulation. Ms. Trebisacci seconded. The motion was approved 5-0.

Stipulation:

1. Final plans must be reviewed to the satisfaction of the Town Engineer.

PZ0829SD Charles & Michelle LeKites - Subdivision Application 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.

Alisa Morrison, engineer from Cherenzia Associates, presented the application.

Attorney Thomas Collier representing neighbors James and Julia Farrell requested stipulations regarding the utilities and the easement.

Ralph Acosta, a neighbor asked about the regulations regarding how many driveways can service four houses. He was concerned about the noise created by stone driveways in close proximity to his residence. Mr. Brynes answered that the two stone driveways planned met the regulations.

Discussion of the driveways had Mr. Byrnes confirm that on the plans the beginning of the driveway will be paved up to the Acosta residence.

Mr. Altman made a motion to close the hearing. Ms. Trebisacci seconded. The motion was approved 5-0.

Mr. Altman made the motion to rescind the 1967 stipulation regarding road to access future lots. Mr. Swenarton seconded. The motion was approved 5-0.

Mr. Altman made a motion to approve the application with six stipulations. Mr. Swenarton seconded. The motion was approved 5-0.

Stipulations:

1. Prior to recording, AutoCAD files of the subdivision shall be submitted to the Town.
2. Maximum grade of driveway shall be 12% as per ZR 7.11.15.
3. Deeds and plans shall state that lots are located near a gun club.
4. Sheet C4, C5 & C6 shall state that the right-of-way easement is relocatable to within a 50-foot delineated easement location area to be shown on the plan.
5. Sheet C4 shall contain a note stating that the property owner shall execute the utility easement in favor of James & Julia Farrell recorded on Volume 598, Page 951.
6. Final mylars shall be subject to staff approval.

Chairman Young adjourned the meeting at 9:00 P.M.

John Swenarton, Secretary