

Regular Meeting

The 1386th meeting of the Stonington Planning and Zoning Commission was held on Tuesday, November 18, 2008 at Mystic Middle School, 204 Mistuxet Avenue. Members present for the meeting were: Paul Altman, Paul Holland, John Swenarton, Lynda Trebisacci, Lynn Young, and alternate Leon Jacobs. Town Planner, Keith Brynes and Director of Planning, William Haase were also present. Absent was alternate Rob Marseglia.

Chairman Young called the meeting to order at 7:00 P.M. Seated for the meeting were: Paul Altman, Paul Holland, John Swenarton, Lynn Young, and Lynda Trebisacci.

Ms. Trebisacci made the motion to appoint Mr. Swenarton Secretary of the Planning and Zoning Commission. Mr. Altman seconded. The appointment was unanimously approved.

Minutes:

Ms. Young made the motion to approve the minutes of 10/21/2008 and 11/5/2008, Mr. Altman seconded. The minutes were unanimously approved.

Consent Agenda:

08-280ZON James Hall – Request Change of Use from Personal Services (beauty school) to Office (law office), and associated signage. Property located at 100 West Broad St., Pawcatuck, CT. Assessor's Map 4, Block 5, Lot 5. Zone LS-5.

Mr. Holland made the motion to approve. Mr. Altman seconded. The motion was unanimously approved.

CGS8-24 Review for the sale of town-owned properties: Map 4, Block 18, Lot 4 – Mechanic & Prospect Streets & Map 10, Block 7, Lot 15 – Elizabeth Avenue.

Mr. Haase described the proposed sale of the two open space properties. Attorney Ted Ladwig spoke on behalf of his client Mr. Quinlan, who would like to purchase the Elizabeth Ave property.

Mr. Holland made the motion to find the sales consistent with the Plan of Conservation and Development. Ms. Trebisacci seconded. The motion was unanimously approved.

PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell – Approved 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. Request additional 90-day extension to file final subdivision plans.

Mr. Holland made the motion to approve. Mr. Altman seconded. The motion was unanimously approved.

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

Ms. Trebisacci recused herself. Mr. Jacobs was seated. Ms. Young reported that the DEP found that the application was incomplete. The Commission requested that staff ask the Town Attorney whether CAM applications are required for Zone Change Applications in the Coastal Area Management Overlay District. Mr. Holland made motion to table to the December 2, 2008 meeting. Mr. Jacobs seconded. The motion to table was unanimously approved.

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. New Submittal: 10/21/08

Ms. Trebisacci was reseated. Mr. Holland made the motion to table the application to the December 2, 2008 meeting and Mr. Swenarton seconded. The motion to table was unanimously approved.

Public Hearing:

Chairman Young seated members Mr. Swenarton, Mr. Holland, Ms. Trebisacci and Mr. Altman.

PZ0825RA Town of Stonington (PZC) - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.23 (Renewable Energy Systems) and Subsection 7.23.1 (Small Wind Energy Systems).

Mr. Haase reviewed the details of the proposed text amendment. Commission members discussed the height, noise, and enforcement issues.

Public Comment:

Shawn Shaw of the Cadmus Group, an environmental consulting group, presented an overview of Small Wind Today. Paul Geise, Ed Hart and Ben Philbrick spoke in favor. Dora Hall and Carlene Donnarummo asked for clarification of several aspects of the text. Stanton Simm spoke on behalf of the Conservation Commission.

Mr. Holland made the motion to continue the Public Hearing to the January 6, 2009 meeting. Mr. Altman seconded. The motion was unanimously approved.

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).

Blunt White of the Economic Development Commission introduced Richard Harrell of HMA, who detailed the Pawcatuck Parking Plan Study. The study proposed a 40% allowable reduction in parking. Possible scenarios for future density were discussed. Mr. Holland thought the regulations allowed far too much discretion.

Stonington Chief of Police Darren Stewart spoke about the unaddressed aspect of late night parking patterns since Rhode Island bars close one hour earlier than those in Connecticut.

Public Comment:

Carlene Donnarummo spoke in favor of the application and suggested some changes. Jane Heffel described her frustration with trying to rent space in the downtown area due to parking restrictions. Chairman Young read a letter from Mik Morales in favor of the amendments. Dora Hill spoke against the proposal citing specific concerns.

Mr. Holland made the motion to close the Public Hearing. Ms. Trebisacci seconded. The motion was unanimously approved.

Mr. Altman made the motion to remove the existing parking regulations in the proposed overlay zone. Mr. Holland seconded. The motion and second were withdrawn.

Ms. Trebisacci made the motion to table the amendment discussion to the December 2, 2008 meeting. Mr. Holland seconded. The motion was unanimously approved.

Chairman Young adjourned the meeting at 10:58 P.M.

John Swenarton, Secretary