

Special Meeting

The 1374th meeting of the Stonington Planning and Zoning Commission was held on April 1, 2008 at the Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Lynn Young, Paul Altman, Julianne McCabe; Alternates Rob Marseglia and Lynda Trebisacci; Town Planner Keith Brynes, and Director of Planning William Haase.

Seated for the meeting were: Lynn Young, Julianne McCabe, Rob Marseglia, Lynda Trebisacci, and Paul Altman, presiding.

Acting Chairman Paul Altman called the meeting to order at 7:00 p.m.

Minutes:

Ms. Young motioned to approve the minutes of the March 4, 2008 meeting as written and Mr. Marseglia seconded. Motion carried 4-0-1.

Roll Call: Lynn Young – approve, Julianne McCabe – abstain, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Ms. McCabe motioned to approve the minutes of the March 18, 2008 meeting as written and Ms. Trebisacci seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

ZEO - Pending Variances: A-2 survey waiver requests**ZBA #08-06 Matthew Snyder & Amy Cochran**

Mr. Brynes presented staff comments, recommending approval.

Ms. Young motioned to approve the request and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Consent Agenda:

PZ0576SUP & CAM Mystic Lighthouse Partners, LLC - Special Use Permit application for a multi-phase project on a 3.2 acre site. This first phase involves demolition of the existing building on the site & subsequent construction of a 3,479 sq. ft structure for retail & a restaurant with drive thru window. Property located at 6 Hendel Dr., Mystic. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60. **Request modifications to approved application: change to shielding for dumpsters.**

Mr. Brynes presented staff comments, and distributed pictures.

Ms. Young motioned to table the application and Mr. Marseglia seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

PZ0719SD Aborn D. Smith - Application for a 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15. Request additional 90-day extension to file final subdivision plans.

Ms. Young motioned to approve the request for an additional 90 day extension and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Dan & Ann Wilkie - Request permission to construct protective retaining walls with stones & boulders from site. Placement of walls will be approximately 25 feet landward of the coastal feature. Property located on Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.

The request was presented by Mark Plympton and Bob Canova.

Ms. Young motioned to table the request and Ms. Trebisacci seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Old Business:

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 continued to: 4/15/08

PZ0807SUP & CAM Thomas Taber - Special Use Permit application & Coastal Area Management Review to construct a 2-story detached pub building (2968 SF total), including liquor sales for on-premise consumption, office, meeting & storage space & improved parking. Property located at 66 Williams Ave., Mystic, CT. Assessor's Map 161, Block 19, Lot 1. Zone LS-5.

No action required. Public Hearing set for: 5/6/08

Acting Chairman Altman called a five minute recess.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

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. **Applicant requests continuance of Public Hearing to 5/6/08.**

Mr. Marseglia motioned to continue the Public Hearing to 5/6/08 and Ms. Young seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Ms. McCabe read the call for Public Hearing B:

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.

The application was presented by Paul Biscuti, representing Cherenzia & Associates; Keith Sorenson & Dr. Tracy Romano, Aquarium representatives; and David Holmes, architect.

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

Mr. Brynes presented staff comments.

There was no rebuttal.

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

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Ms. Young motioned to grant the waivers and Ms. McCabe seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Julianne McCabe – approve, Rob Marseglia – approve, Lynda Trebisacci – approve, Paul Altman – approve.

Ms. Young motioned to approve the Special Use Permit with one stipulation recommended by staff and Ms. McCabe seconded. Motion carried 5-0.

Stipulation:

1. The final plan shall list current and proposed gross floor area.

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

The meeting was adjourned at 8:00 p.m.

Julianne McCabe, Secretary