

Regular Meeting

The 1378th meeting of the Stonington Planning and Zoning Commission was held on June 17, 2008 at the Mystic Middle School at 7:00 p.m. Present for the meeting were Commission members Lynn Young, Paul Altman, Paul Holland, Julianne McCabe, Chuck Sneddon; Alternate Rob Marseglia, Town Planner Keith Brynes, and Director of Planning William Haase.

Chairman Sneddon called the meeting to order at 7:05 p.m.

Seated for the meeting were: Paul Altman, Paul Holland, Lynn Young, Julianne McCabe, and Chuck Sneddon presiding.

Minutes:

Ms. Young motioned to approve the minutes of the June 3, 2008 meeting as written and Mr. Altman seconded. Motion carried 4-0-1.

Roll Call: Lynn Young – approve, Paul Altman – approve, Paul Holland – abstain, Julianne McCabe – approve, Chuck Sneddon – approve.

Consent Agenda:

08-156ZON Pechje, LLC (Rose Turano) - Request approval for Change of Use from retail to personal services (Adesso Hair Salon), and associated signage. Property located at 37-39 west Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 6. Zone DB-5.

Mr. Brynes presented staff comments.

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

Roll Call: Lynn Young – approve, Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Chuck Sneddon – approve.

PZ0720SUP & GPP Mukesh & Meena Patel – Request for Site Plan Modifications to approved Special Use Permit & Groundwater Protection Permit for construction of a 3-story, 75 room hotel on a 4.05 acre parcel. Property located at 349 Liberty St., Pawcatuck, CT. Assessor's Map 17 Block 3 Lot 1. Zone HI-60.

Pat Lafayette, engineer, presented the site plan. Mark Comeau, architect, presented the elevations.

Mr. Brynes presented staff comments, including two stipulations recommended by staff.

Ms. Young motioned to approve the request and Mr. Holland seconded. Ms. Young withdrew her motion and Mr. Holland withdrew his second. Ms. Young motioned to approve the request with the two stipulations recommended by staff and Mr. Altman seconded. Motion carried 5-0.

Roll Call: Lynn Young – approve, Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Chuck Sneddon – approve.

Stipulations:

1. Final plans shall be reviewed to the Satisfaction of the Town Engineer and the Pawcatuck Fire Department.
2. Final plans shall be filed in the Town Land Evidence Records.

Old Business:

PZ0812ZC & CAM Edward & Andrea Besky - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RM-20.

No action required. Public Hearing set for: 7/15/08

PZ0813SUP Quantum of Mystic, LLC (Tastings of NE) - Special Use Permit application for approval of a 47-seat Restaurant and a Liquor Permit to allow liquor sales for consumption on-premises. Property located at 4 Hendel Drive, Mystic, CT. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60.

No action required. Public Hearing set for: 7/15/08

PZ0814SUP & CAM KAC Realty, LLC - Special Use Permit application and Coastal Area Management Review for rehabilitation of buildings: one (1) with a retail restaurant (deli) & one (1) with 8 residential units. Proposal includes associated parking, landscaping & utilities. Property located at 17-19 East Main Street, Mystic, CT. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.

No action required. Public Hearing set for: 7/15/08

PZ0815SUP Alva Associates, LLC (Duncklee, Inc.) - Special Use Permit application to construct three (3) 1-story office & warehousing structures (5,300SF, 6,000SF, & 7,100SF) with associated parking, access drives, grading, lighting & landscaping. Property located at 296 Taugwonk Rd., Stonington, CT. Assessor's Map 70, Block 1, Lot 3. Zone LI-130.

No action required. Public Hearing set for: 7/15/08

As the time was 7:20 p.m. and Public Hearings could not begin until 7:30 p.m., the Commission moved to item 8A of the Agenda: Downtown Pawcatuck Parking Overlay District - New Section 7.10.8.

Director of Planning, Bill Haase presented the plan to the Commission. Commission members commented on the plan. Mr. Haase stated the plan would be taken to the Economic Development Commission meeting on June 23, 2008.

Chairman Sneddon called a five minute recess.

Public Hearings:

Ms. McCabe read the call for Public Hearing A:

PZ0810SUP South Broad Realty, LLC - Special Use Permit application for approval of Restaurant (increase seating from 8 to 24 seats), additional four (4) outdoor seasonal seats, and associated signage & parking in existing structure. Property located at 76 South Broad St., Pawcatuck, CT. Assessor's Map 14 Block 2 Lot 11. Zone LS-5.

Ms. McCabe is recused. Seated for the Public Hearing were: Rob Marseglia, Paul Holland, Paul Altman, Lynn Young, and Chuck Sneddon, presiding.

This Public Hearing was continued from June 3, 2008.

David Rosenblum, applicant, spoke in rebuttal.

Chairman Sneddon asked if anyone wished to speak in favor, against, or with general comments. No one spoke.

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

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

Ms. Young motioned to grant the request for waivers and Mr. Altman seconded. Motion carried 4-0-1.

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

Ms. Young motioned to approve the Special Use Permit with two stipulations recommended by staff and a third stipulation added by the Commission and Mr. Altman seconded. Motion carried 4-0-1.

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

Stipulations:

1. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.
2. A sign shall be installed on-site directing customers to the rear parking lot. This sign shall be limited to a maximum of four square feet per Section 1.2 of the Zoning Regulations.
3. Handicapped parking shall be provided to the satisfaction of the Building Official.

Ms. McCabe read the call for Public Hearing B:

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.

This Public Hearing was continued from May 6, 2008.

Theodore Ladwig, attorney for the applicants presented the application along with Norm Theibault, engineer, and Bruce Hilleson, Traffic Engineer.

Chairman Sneddon called a five minute recess.

Speaking against were: John Nazzarro, 13 Timber Ridge Drive, Pawcatuck, CT. Mr. Nazzarro spoke in favor of the development, but against not being able to use Jeffrey Road for access to the development for safety issues. Sharing this opinion were: Fred Ward, 19 Fairview Drive, Pawcatuck, CT; Mary Wilkinson, 12 Fairview Drive, Pawcatuck, CT; Michael Flakus, 20 Timber Ridge Drive, Pawcatuck, CT; William and Sandy Blanchard, 22 Fairview Drive, Pawcatuck, CT; Mike Sisk, 24 Fairview Drive, Pawcatuck, CT; Rosemary Kuemper, 20 Fairview Drive, Pawcatuck, CT; Deidre and Frank Toole, 52 Timber Ridge Drive, Pawcatuck, CT; Melanie Diamanti, 24 Timber Ridge Drive, Pawcatuck, CT; Ted Brunnock, 6 Timber Ridge Drive, Pawcatuck, CT; Bob Gillis, 1 Somerset Drive, Pawcatuck, CT; John Rich, 51 Timber Ridge Drive, Pawcatuck, CT; Steve and Bob Mitchell, 16 Somerset Drive, Pawcatuck, CT; Douglas Rea, 16 Timber Ridge Drive, Pawcatuck, CT; David Rezendes, 14 Canterbury Drive, Pawcatuck, CT; Thomas Moore, 82 Timber Ridge Drive, Pawcatuck, CT; and Kathleen Hertlein, 17 Timber Ridge Drive, Pawcatuck, CT.

Sandy Blanchard also presented a petition for the record.

General Comments were made by Carlene Donnarummo, 22 Oakwood Avenue, Pawcatuck, CT; questioning the width of the streets, and John LaMay, 70 Russell Avenue, Pawcatuck, CT; questioning the need for digging up the wetlands for a water pipe.

Deidre Toole also presented two letters for the record.

Attorney Ladwig and Bruce Hilleson spoke in rebuttal.

Mr. Brynes presented staff comments.

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

Roll Call: Lynn Young – approve, Paul Altman – approve, Paul Holland – approve, Julianne McCabe – approve, Chuck Sneddon – approve.

Ms. Young motioned to adjourn and Mr. Holland seconded. The meeting was adjourned at 11:35 p.m.

Julianne McCabe, Secretary