

## Regular Meeting

The 1373<sup>rd</sup> meeting of the Stonington Planning and Zoning Commission was held on March 18, 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 and 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 7:10 p.m.

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

**Minutes:**

*Ms. McCabe motioned to approve the minutes of the January 15, 2008 meeting as written and Mr. Altman seconded. Motion carried 5-0.*

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

*Mr. Altman motioned to approve the minutes of the February 13, 2008 meeting as written and Mr. Holland seconded. Motion carried 4-0-1.*

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

**Correspondence:****Commission:**

First Selectman Ed Haberek read into the record a letter he wrote to the Commission about a March 12, 2008 meeting. The Commission asked questions of Mr. Haberek and discussed the formation of a Design Review Committee, and the possibility of continuing the Route One Corridor Study with reference to Wequetequock.

**ZEO - Pending Variances:** A-2 survey waiver requests  
ZBA #08-05 Jeffrey Ricker

*Mr. Holland motioned to approve the waiver of an A-2 survey and Ms. Young seconded. Motion carried 5-0.*

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

Chairman Sneddon called a five minute recess.

**Consent Agenda:**

**PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study. Set Effective Date, Approved 3/4/08

*Ms. Young motioned to set the effective date for the Plan of Conservation and Development Amendment, approved on March 4, 2008, for March 24, 2008 and Mr. Holland seconded. Motion carried 5-0.*

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

**PZ0656SUP & GPP Readco Stonington, LLC** - Request for modifications to approved site plan for relocation of bank and restaurant buildings and approval of elevations for bank building. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection. Assessor's Map 18 Block 1 Lots 33 & 33A & property to be acquired from the State of CT DOT. Zone HI-60.

The request was presented by Wayne Frasier, Development Manager for Readco, Bill Fries, and Peter Gunning.

*Mr. Holland motioned to approve the request with the understanding that signage will be 46 square feet, maximum, and Ms. Young seconded. Motion carried 5-0.*

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

Mr. Holland departs, Ms. Trebisacci is seated.

#### **New Business:**

**PZ0806BR W. Ronald O’Keefe** - Request Bond Release/Reduction of \$80,000.00 to \$.00 for PZ9709SD Ronald O’Keefe (Stonington Green) Bond. Property located on River Crest Dr. Assessor’s Map 12, Block 14, Lot 46. Zone RA-20.

The request was presented by Keith Brynes.

*Ms. Young motioned to approve with one stipulation, a reduction to \$5000.00, and Ms. McCabe seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Lynda Trebisacci – approve, Lynn Young – approve, Julianne McCabe – approve, Chuck Sneddon – approve

#### **Stipulation:**

1. Staff shall be satisfied with the Open Space transfer obligations.

#### **Old Business:**

**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.

No action required. Public Hearing set for: 4/1/08

**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.

No action required. Public Hearing set for: 4/1/08

#### **Public Hearings:**

Seated for the Public Hearings were Lynn Young, Paul Altman, Lynda Trebisacci, Julianne McCabe, and Chuck Sneddon presiding.

- 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. **Application Withdrawn**

Ms. McCabe read the call for Public Hearing B:

- B. **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.

*Mr. Altman motioned to continue the Public Hearing to April 15, 2008 and Ms. McCabe seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Lynda Trebisacci – approve, Lynn Young – approve, Julianne McCabe – approve, Chuck Sneddon – approve

Ms. McCabe read the call for Public Hearing C:

- C. **PZ0804SUP Lignum Vitae, LLC** - Special Use Permit application to construct a 496 sq. ft. roof over a portion of an existing exterior deck at Riverwalk Restaurant (Schooner Wharf), & add 24 outdoor seats pursuant to parking

exemption as per Z.R. 6.6.16.4. Property located at 14-16 Holmes St., Mystic, CT. Assessor's Map 174, Block 3, Lot 1. Zone DB-5.

The application was presented by Nick Kepple, attorney for the applicant, and Ed Wenke, Engineer

Keith Brynes presented staff comments.

Stanton Simm spoke in favor of the application.

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

Roll Call: Paul Altman – approve, Lynda Trebisacci – approve, Lynn Young – approve, Julianne McCabe – approve, Chuck Sneddon – approve

*Ms. Young motioned to approve the application with 2 stipulations. Ms. Young withdrew her motion.*

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

Roll Call: Paul Altman – approve, Lynda Trebisacci – approve, Lynn Young – approve, Julianne McCabe – approve, Chuck Sneddon – approve

*Ms. Young motioned to approve the Special Use Permit with 2 stipulations recommended by staff and Ms. McCabe seconded. Motion carried 5-0.*

Roll Call: Paul Altman – approve, Lynda Trebisacci – approve, Lynn Young – approve, Julianne McCabe – approve, Chuck Sneddon – approve

**Stipulations:**

1. The Town's maximum seating notice must be posted in a conspicuous location inside the restaurant.
2. The final plan shall be reviewed to the satisfaction of the Fire Marshal.

*Mr. Altman motioned to adjourn and Ms. McCabe seconded.*

The meeting was adjourned at 9:15 p.m.

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Julianne McCabe, Secretary