

Regular Meeting

The 1393rd meeting of the Town of Stonington Planning and Zoning Commission was held on Tuesday, March 17, 2009 at Mystic Middle School, 204 Mistuxet Avenue. Acting Chairman Paul Holland called the meeting to order at 7:00 P.M. In attendance were Members John Swenarton, Lynda Trebisacci, Alternate Rob Marseglia, Planning Director William Haase, and Town Planner Keith Brynes. Chairman Lynn Young, Member Paul Altman and Alternate Leon Jacobs were absent.

Minutes:

Mr. Swenarton made the motion to approve the March 3, 2009 minutes. Mrs. Trebisacci seconded. The minutes were unanimously approved, 4-0.

Reports:

Commission: Discussion of Planning and Zoning Commission's Regulations Amendments **PZ0911RA** – Various Amendments to Articles II, V, VI & VIII; and **PZ0912RA** Open Space Development Regulations, Section 6.6.22. Mr. Haase described the mostly procedural changes proposed for the regulations. Approval of the amendments will require a Public Hearing, with Mr. Haase's goal of their acceptance by June to facilitate reprinting of the Regulations. The Commission discussed each proposed change individually.

Old Business:

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.

Architect Neil Canavan presented the design to add an addition to the commercial building in order to accommodate more retail space. The parking lot would be upgraded as well. A wooden free-standing sign is proposed for the front. The same façade material of brick and asphalt roofing material will be used. A memo from Town Engineer Larry Sullivan requested some minor details to be addressed. The DEP required catch basins for drainage of the parking lot, which the applicant has agreed to. The regulations require shade trees on the perimeter of the parking lot and the applicant has specified red maples.

Mr. Marseglia made the motion to approve the CAM application. Mr. Swenarton seconded. The application was unanimously approved, 4-0.

Mr. Marseglia made the motion to approve the application with four stipulations. Mrs. Trebisacci seconded. The motion was unanimously approved, 4-0.

Stipulations:

1. Final plans shall be reviewed to the satisfaction of the Town Engineer regarding his 3/13/09 comments.
2. Final plans shall depict additional perimeter shade trees per Section 7.10.6.3, as agreed between applicant and staff.
3. All proposed signs must utilize external, full cut-off lighting.
4. Proposed detached sign must be relocated outside of the vision triangle per Section 7.12.4.3.5.

Mr. Marseglia made the motion to adjourn the meeting. Mr. Swenarton seconded. The meeting was adjourned at 8:55 P.M.

John Swenarton, Secretary