

Special Meeting

The 1394th meeting of the Town of Stonington Planning and Zoning Commission was held on Tuesday, April 7, 2009 at Mystic Middle School, 204 Mistuxet Avenue. Chairman Lynn Young called the meeting to order at 7:00 p.m. In attendance were Members John Swenarton, Paul Holland, Paul Altman, and Lynda Trebisacci; Alternates Rob Marseglia and Leon Jacobs; Planning Director Bill Haase and Town Planner Keith Brynes.

Minutes:

Mr. Swenarton made the motion to approve the March 17, 2009 minutes. Mr. Holland seconded. The minutes were approved, 3-0-2.

Roll Call: Altman – abstain, Holland – approve, Swenarton – approve, Trebisacci – approve, Young - abstain

Old Business:

PZ0910SPA Mystic Drawbridge Holdings I – Site Plan Application for a multi-tenant signage program at 11 Cottrell Street, Mystic. Assessor's Map 182, Block 4, Lot 4. Zone DB-5.

Mr. Altman requested a visual on the proposed signage.

Mr. Altman made the motion to approve the application. Mr. Holland seconded. The motion was unanimously approved, 5-0.

The meeting was recessed at 7:11 p.m. Chairman Young ended the recess at 7:30 p.m.

Public Hearings:

PZ0903RA Town of Stonington (PZC) - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties.

Mr. Holland made the motion to continue the application to the June 2nd meeting. Mr. Altman seconded. The motion was unanimously approved, 5-0.

PZ0907ZC Town of Stonington (PZC) - Request Zone Change for properties currently zoned as LI-130 to GBR-130 (Map/Block/Lot: 70/1/4, 70/1/4A, 70/1/5, 71/1/1, 71/1/1A & part of 84/1/2), realignment of LI-130 zoning district boundary with rear property lines of MBL: 70/1/1, 70/1/2 & 70/1/3), & realignment of LI-130 zoning district boundary to be offset 50 feet of property line of Map 70 Block 1 Lot 3 onto Map 70 Block 1 Lot 4A. Properties are located off Taugwonk Road, Stonington.

Chairman Young read two opinion letters from Town Attorney Thomas Londregan in response to procedural questions posed on this application. Mr. Marseglia raised the issue of Mr. Holland's lack of recusal. Chairman Young called a recess. The recess was ended at 7:40 P.M.

Mr. Swenarton and Mr. Holland stated that they did not intend to recuse themselves. Chairman Young seated Mr. Swenarton, Mr. Holland, Mr. Altman and Ms. Trebisacci for the Public Hearing.

Planning Director Haase gave a Power Point presentation, reminding the public that the Planning and Zoning Commission, not the Conservation Commission, is the Applicant.

Public Comment with Presentations:

Bill Lyman, chairman of the Stonington Uplands Association, and Niall Dougherty both gave Power Point presentations in favor of the proposal.

Blunt White, Chairman of the Economic Development Commission, gave a Power Point presentation against the proposed zone change. Mr. Holland questioned Mr. White's use of the term "downzone," stating that the correct term is "rezone." Mr. White stated that the opportunity for development should be preserved for the future.

Mr. Haase clarified that the CT POCD and the Stonington POCD are advisory only and any vote does not have to be consistent.

Raymond Cherenzia, Principal of Cherenzia Associates, gave a presentation on Light Industrial Development in areas not serviced by municipal water.

Mr. Altman made the motion to place the large volume of public comment letters into the record rather than reading each one individually. Mr. Holland seconded. The motion was unanimously approved, 5-0.

Public Comment - Persons Speaking in Favor:

Conservation Commission Vice Chair Stuart Cole, Vera Harsh, Charles Storrow, Roland Stebbins, an officer of Avalonia Land Trust; Jim Smith, Saren Langmann, Michael Adair, Jeffrey Ruzicka, Bob Montgomery, Susan Hart, Ed Hart, Jim Kelly, Darryl Sentell, Ann Robins, Jim Robins, Richard Vanderslice, Gracelyn Guyol, Dora Hill, Jack Guyol, Lucia Johnstone, Jaye Lyon, Bertrand Bell, and Nicole Stejduhar. Joyce Fingerut read a letter from Dr. Laura Spence.

Mr. Holland made the motion to continue Public Hearing to the May 5th meeting. Mr. Swenarton seconded. The motion was approved, 4-0-1.

Roll Call: Altman – abstain, Holland – approve, Swenarton – approve, Trebisacci – approve, Young - approve

Mr. Holland made the motion to adjourn the meeting. Mr. Altman seconded. The motion was unanimously approved, 5-0.

The meeting was adjourned at 11:00 p.m.

John Swenarton, Secretary