

## Regular Meeting

The 1409<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, November 17, 2009 at Mystic Middle School, 204 Mistuxet Ave., Mystic. Chairman John Swenarton called the meeting to order at 7:00 p.m. Present for the meeting were Commissioners, Lynda Trebisacci, Bob Mercer, and Ben Tamsky; Alternate Chris Regan, and Town Planner Keith Brynes. Director of Planning Bill Haase, Commissioner Paul Holland and Alternate Rob Marseglia were absent.

Seated were John Swenarton, Lynda Trebisacci, Bob Mercer, Ben Tamsky and Chris Regan.

### Minutes:

Secretary Lynda Trebisacci made the motion to approve the November 4, 2009 minutes. Mr. Mercer seconded. The motion was unanimously approved, 5-0.

### Reports:

Staff - Information from Town Attorney Tom Londregan regarding Smart Growth Initiatives

### ZEO - Pending Variances; A-2 survey waiver requests:

**ZBA #09-22 Jose & Iria Pacheco (Kevin Shea)**. Mr. Tamsky made the motion to approve the A-2 Survey waiver. Mr. Mercer seconded. The motion was unanimously approved, 5-0

### Administrative Review:

**PZ0827SPM Mystic Food N More, LLC (Malik)** - Request for Modifications to Approved Site Plan for the placement of a walk-in cooler and construction of stairs and deck on site. Modifications include relocation of dumpster and parking and parking spaces and addition of parking lot lighting. Property located at 34 East Main St., Mystic, CT. Assessor's Map 174, Block 18, Lot 1. Zone LS-5.

Architect Russell Sergeant described the requested change to the approved site plan to relocate the dumpster and modify the stairway by extending it with a small landing.

Mrs. Trebisacci made the motion to approve. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

**09-229 ZON Lori Greenwood** - Application to construct a 16' x 12' deck on an existing 3-family structure. Property located at 6 Lincoln Ave., Pawcatuck. Map 3, Block 27, Lot 5. Zone LS-5.

Mrs. Trebisacci made the motion to approve. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

### Public Hearings:

**PZ0933SUP & CAM Wadawanuck Club** - Special Use Permit & Coastal Area Management Review applications to allow removal of 4 existing storage buildings and construction of a 1,857 sq ft single-story structure to be used for sailing instruction and equipment storage. Property located at 196 Water St., Stonington. Assessor's Map 100 Block 6 Lot 1. Zone MC-80.

Mr. Mercer recused himself.

Architect Michael McKinley presented the design for the sailing pavilion on the west side of the existing club's property, requesting a waiver from providing full drainage specs. The Architectural Design Review Board approved the plans at their 10/23/09 meeting.

There was no Public Comment.

Staff recommended approval of the application.

Mrs. Trebisacci made a motion to close the Public Hearing. Mr. Tamsky seconded. The motion was unanimously approved, 4-0.

Mrs. Trebisacci made a motion to approve the CAM application. Mr. Tamsky seconded. The motion was unanimously approved, 4-0.

Mrs. Trebisacci made a motion approve the waiver request. Mr. Tamsky seconded. The motion was unanimously approved, 4-0.

Mrs. Trebisacci made a motion to approve the application and the CAM. Mr. Tamsky seconded. The motion was unanimously approved, 4-0.

**PZ0935SUP & GPP Bassam Awwa** - Special Use Permit and Groundwater Protection Permit applications for construction of a 4,026 square foot medical clinic with associated parking, landscaping, drainage, utilities, & new detention basin. Property located at 118 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 9. Zone LS-5.

Mr. Mercer was reseated.

Engineer C.J. Doyle of Cherenzia described the proposed project on the 19,000 square foot parcel with a pervious paver parking lot to the rear of the lot. The site plan has been approved by Inland Wetlands Commission. Also present were landscape architect Elena Pascarella and Architect Barun Basu. Mr. Swenarton asked about the Architectural Design Review Board's recommendation that the building be moved south 5 feet, being too close to South Broad Street. Ms. Doyle stated that the ADRB thought the structure would project out too far, hiding the flanking buildings. The applicant did not want to move the building since this would require going before the Inland Wetlands Commission again. The applicant has already spent many months on the project and does not wish to further delay it. Mr. Tamsky made the comment that Staff might note changing the order that the applications are submitted, perhaps having the Architectural Design Review Board look at the project first to help control potential revision expenses. Architect Basu described their attempt to create a net zero (energy self-sustainable) building and hopes to gain LEED certification.

Mr. Regan asked about placement of a dumpster and was told that there would not be one. Mr. Tamsky asked about the proximity to the large building next door and if anything could be done in terms of landscaping. Mr. Mercer thought the architect did a nice job selecting materials and disagreed with the ADRB request for partial stone facing. The landscape architect did think trees and plantings could soften the edge on the side near the adjacent building.

Public Comment: Don Clyne asked about the proposed trees, thinking they might impair the visibility of traffic getting in and out of the property. Adam Hudson asked about the how the existing property would be demolished and did not think the trees would cause a visibility problem.

Staff: Planner Brynes described the four (4) proposed stipulations for approval.

Rebuttal: C.J. Doyle said revised drawings for the Fire Marshal will be submitted. A simple sign may be created later by a professional and would not be placed within the vision triangle. Ms. Pascarella described the plantings, indicating the ones in front will be low enough not to interfere with sight lines. A taller tree could be specified.

Mrs. Trebisacci made a motion to close the Public Hearing. Mr. Tamsky seconded. The motion to close the Public Hearing was unanimously approved, 5-0.

Mr. Tamsky made a motion to approve the ground water protection permit. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Mr. Tamsky made a motion to approve the waiver requests. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Mr. Tamsky made the motion to approve the special use permit with stipulations 2-4 as recommended by Staff. Mrs. Trebisacci seconded. Mr. Tamsky stated that he omitted the first stipulation recommending cultured stone on the base of the building because he did not feel that the Commission should specify colors and materials. After discussion, Mr. Tamsky withdrew his motion.

Mr. Mercer made the motion to approve the special use permit with stipulations 1-4, as recommended by Staff. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

**Stipulations:**

1. Prior to approval of any Zoning Permits, Final architectural renderings shall be provided to staff that show:
  - a. a cultured stone product on the lower part of the building;
  - b. and an alternative color of stucco to extend to the frieze line below the cornice;
  - c. detailing of the roof brackets.
2. Final Plans shall be reviewed to satisfaction of the Fire Marshal.
3. Detached sign shall be relocated outside of the vision triangle per Section 7.12.4.3.
4. Additional tree shall be added to the northeast corner of the site along Route 1. Trees along Route 1 shall be of a suitable height at planting so as to not obstruct traffic visibility.

Mrs. Trebisacci made the motion to adjourn. Mr. Mercer seconded. The meeting was adjourned at 8:55 P.M.

---

Lynda Trebisacci, Secretary