

Special Meeting

The 1408th meeting of the Town of Stonington's Planning and Zoning Commission was held on Wednesday, November 4, 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, Director of Planning Bill Haase, and Town Planner Keith Brynes. Commissioner Paul Holland and Alternate Rob Marseglia were absent.

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

Minutes:

Secretary Linda Trebisacci made a motion to approve the October 20, 2009 minutes. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Correspondence:

Correspondence from Southeastern CT Council of Governments dated 10/26/09 re: Restructuring of Regional Planning Commission. Mr. Haase explained that the agency has suffered the loss of staff under state funding cutbacks and proposes to only assemble as necessary on select, large-scale applications.

Reports:

Mr. Tamsky made a motion to move agenda item **5A1 Reports**, following **Item 6A Old Business**. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Administrative Review:

09-201 ZON Cedar Grove Investments - Application for approval to operate a plumbing business, personal services business and photography studio in an existing 5,484 sq. ft. building. Property located at 21-23 Lincoln Ave., Pawcatuck. Map 3, Block 21, Lot 16. Zone LS-5.

Mr. Brynes presented an overview of the application.

Mrs. Trebisacci made a motion to approve the application with one stipulation. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Stipulation:

1. Site must conform to Fire Department requirements.

Old Business:

PZ0932SPM Masons Island Boatyard, LLC (Morehouse) - Site Plan Modification application for construction of a 16' x 50' (800 sq ft) seasonal marina structure. Property located at 24 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 4. Zone MC-80.

Mr. Brynes presented an overview of the application and responded to the Commissioner's questions.

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

5A1 Reports: Staff:

Preliminary discussion of draft changes to various sections of the Zoning Regulations. Mr. Haase reviewed the proposed draft changes intended to clarify definitions and eliminate redundancies. Each proposed revision was discussed in detail. The proposed amendment altering required setback distances for pre-existing cluster development lots was discussed at length. Commissioners questioned the rationale behind the proposal. Mr. Haase explained that Mr. Holland had requested that Staff draft the changes. Commissioners stated that they were very uncomfortable with "special interest" changes such as this, making them wonder if others were proposed with similar motives. Mr. Haase stated that he would remove these changes from the draft amendment. The proposed change to permit off-site parking in all of the Town's commercially zoned districts was discussed. The Commission felt that these changes would not be a wise idea and requested that they also be removed from the draft amendment. Mr. Haase stated that he would remove them.

Mr. Tamsky made the motion to adjourn at 8:40 P.M. Mrs. Trebisacci seconded. The motion to adjourn was unanimously approved, 5-0.

Lynda Trebisacci, Secretary