

## Special Meeting

The 1405<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, September 29, 2009 at Mystic Middle School, 204 Mistuxet Ave., Mystic. Acting Chairman Paul Holland called the meeting to order at 7:00 p.m. Present for the meeting were Commissioners John Swenarton, Lynda Trebisacci, former Alternate Bob Mercer, new appointee Ben Tamsky; newly appointed Alternate Chris Regan, Director of Planning Bill Haase, and Town Planner Keith Brynes. Alternate Rob Marseglia was absent.

Seated for the meeting were Paul Holland, John Swenarton, Lynda Trebisacci, Bob Mercer, and Ben Tamsky

### **Orientation / Primer for Planning & Zoning Commission Members:**

Director of Planning Haase summarized the Commission's procedures.

Public Comment: Carlene Donnarummo commended the Commission on the orientation, stating she had not experienced such in 30 years of observing proceedings. She stated that any commissioner recusals had to be on the record (in the minutes, as is the norm), and members recusing themselves need to physically leave the Commission table. She would also like to see the Commissioner state his reason for recusal. Ms. Donnarummo also reminded the Commissioners to speak into their microphones so the public could hear them. Dora Hill suggested the Commission not have pre-application workshops and commented on how the Commission's failure to adhere to the advertised starting time for public hearings is unfair to both the applicants and the public.

### **Public Hearing:**

**PZ0927RA Town of Stonington (ADR) - Zoning Regulation (ZR) Amendments to implement Architectural Design Review: Section 2.13 Performance Standards; Sec. 2.15 Architectural Design Review; Sec. 2.16 Design Review Requirements; Sec. 4.9 Highway Interchange Zone; Sec. 6.1 Special Use Permits; Sec. 6.5 Commission Powers Relative to Action on a Special Permit Use; Sec. 7.10 Off-Street Parking Requirements; Sec. 7.13 Site Plan & Structure Design Review Requirements; & Sec. 8.3 Site Plan Submissions Review & Approval.**

*Continued from 9/15/09.*

Planning Director Haase described the newly appointed Architectural Design Review Board and reviewed the proposed changes to the regulations.

Public Comment in Favor: Dora Hill felt that the Architectural Design Review process has been a long time coming. She also thought that excessive lighting has historically been a problem and is an area that requires more oversight. Mr. Haase pointed out which of the regulation articles covered lighting. Carlene Donnarummo handed out a list of her suggested changes and comments.

Staff responded to the public comments.

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

Mr. Holland made the motion to approve as amended with selected comments from Dora Hill and Carlene Donnarummo. Ms. Trebisacci seconded. The motion was unanimously approved, 5-0.

Mr. Holland made a motion to set the Effective Date of the regulation as October 19, 2009. Mr. Swenarton seconded. The motion was unanimously approved, 5-0.

### **Stipulations/Amendments:**

1. Amend first sentence in Section 2.13.3.1 to read "No project may be approved if any residential building listed on the National Register of Historic Places or on the Town of Stonington Cultural Resource Inventory is to be or has been destroyed to clear the property for development, unless the Building Official has determined the structure to be condemned and not feasible for rehabilitation."
2. Amend the first sentence in Section 2.13.3.2 to read "In order to promote good design of projects and to provide open spaces which are required by these regulations, all integral lot areas, designated open spaces, common recreation spaces, floor area, neighborhood area, parking requirements, and non-infringement areas shall be shown in separate identifiable locations on site plans and shall not be double-counted to include any of the other types of areas or spaces listed herein."

3. Amend heading of Section 2.16.2 to read "General Design Requirements."
4. Amend first sentence of Section 2.16.2.1 to read "To the extent possible, existing trees, vegetation and unique site features such as stone walls, ledge outcroppings and glacial erratics, shall be retained and protected."
5. Amend last sentence of Section 2.16.2.6 to read "The maximum height of the light source shall be 20 feet measured from the surface of the ground."
6. Amend first sentence in Section 6.5.3 to read "Design of buildings, structures and landscaping to ensure harmony with Stonington's architectural heritage, thus preserving and improving the appearance, beauty and character of the community and providing a design compatible with neighborhood structures."

Ms. Trebisacci made the motion to adjourn the meeting. Mr. Swenarton seconded. The meeting was adjourned at 9:45 P.M.

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John Swenarton, Secretary