

## Special Meeting

The 1389<sup>th</sup> meeting of the Town of Stonington Planning and Zoning Commission was held on Tuesday, January 6, 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 Paul Altman, John Swenarton, Paul Holland, and Lynda Trebisacci, and Alternate member Rob Marseglia. Acting Director of Planning/Town Planner Keith Brynes was present. Alternate Leon Jacobs was absent.

**Minutes:**

Mr. Holland made the motion to approve the minutes of December 16, 2008. Mr. Altman seconded. The minutes were unanimously approved.

**Correspondence:**

Conservation Commission letter dated 11/4/08 regarding a possible moratorium on Neighborhood Development District (NDD) applications and revisions to NDD regulations. The Commission discussed this courtesy letter from the Conservation Commission regarding the fine tuning of the (NDD). Mr. Altman stated that the NDD was good. Stanton Simm said the CC would consider options to tweak, but not eliminate the NDD, and was open to suggestions. He indicated there should be no moratorium and it was not a priority issue.

Conservation Commission letter dated 11/3/08 regarding possible revisions to Highway Interchange District (HI-60) regulations. Mr. Simm's main concern is the buffers. Chairman Young was reluctant to tinker too hard and stifle future development. Commission members Altman, Holland and Trebisacci were open to specific suggestions

Conservation Commission letter dated 11/16/08 regarding potential Zone Change application along Taugwonk Road from LI-130 to GBR-130. The Commission discussed the ZR 9.4.4.2.1 A-2 survey relief for zone change applications submitted by another Town department or commission. Mr. Holland wanted to make a motion to have staff revise ZR 9.4.4.2.1. As this is procedurally is not allowed, discussion of the same will be added to the next meeting agenda.

Economic Development Commission letter dated 12/31/08 in response to the Conservation Commission letters of 11/3/08, 11/4/08 & 11/16/08 regarding NDD regulations, HI-60 regulations & potential Zone Change application along Taugwonk Road from LI-130 to GBR-130.

Memo from Director of Planning to Planning and Zoning Commission dated 11/5/08 regarding Conservation Commission's proposed amendments to HI-60 District Regulations.

**Old Business:**

**PZ0827SPM Mystic Food N More, LLC (Malik)** - Site Plan Modification for the placement of a walk-in cooler and construction of stairs and deck on site. Property located at 34 East Main St., Mystic, CT. Assessor's Map 174, Block 18, Lot 1. Zone LS-5.  
*Extension provided.*

Mr. Swenarton made the motion to table the application. Mr. Altman seconded. The motion was unanimously approved.

**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.

Mr. Holland made the motion to table the application. Mr. Swenarton seconded. The motion was unanimously approved.

**Public Hearing:**

**PZ0825RA Town of Stonington (PZC) - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.23 (Renewable Energy Systems) and Subsection 7.23.1 (Small Wind Energy Systems).** *Continued from 11/18/08.*

Seated for the Public Hearing were: Ms. Young, Mr. Holland, Mr. Altman, Mr. Swenarton, and Ms Trebisacci.

Staff highlighted changes to the language based on previous public comment. Mr. Holland submitted the wind generator regulations for two towns, one in Michigan, one in Wisconsin, which has had regulations for more than ten years, as a role model. Mr. Holland voiced concern for the issues of noise vibration and shadow flicker to be further investigated. Ms. Young expressed concern for vistas and ornithology issues requiring further exploration. Commission members believed there was a lot more to study to be done on the topic. Mr. Altman made the motion to continue the Public Hearing until March 3<sup>rd</sup>. Mr. Holland seconded.

Mr. Altman and Mr. Holland withdrew their motions.

**Public Comment:**

Pierce Hall and Hervie Lamb spoke in favor. Paul Geise, Headmaster of Pine Point School, stated that this is not a Pine Point project but a State of Connecticut Clean Energy Fund test project with Pine Point being one of two sites in the state to be selected.

Ben Philbrick thought that to limit the regulation to a 100-foot tower height and a minimum 5-acre parcel would be a mistake. Alan Banister, a member of the Alternative Energy Task Force, discussed limiting the 100-foot tower and blade. He was also concerned with the negative tone of the Commission in discussions. Neil MacKillop, Alternative Energy Task Force member, offered to assist in guidance for sources on the topic. He also thought the community's perception of this issue may be different than expected. Steve Grover is concerned with the restrictive tone of Commission. Carlene Donnarummo offered that North Stonington is looking at their Alternative Energy Systems regulations and has good resources. She feels the regulations should be more comprehensive. Stanton Simm discussed specific sizes, blade designs and related bird and bat kills.

Mr. Holland made the motion to close the Public Hearing. Mr. Altman seconded. Motion approved, 3-2. The Public Hearing was closed.

Roll Call: Swenarton - deny, Holland - approve, Young - deny, Altman - approve, Trebisacci - approve,

Mr. Holland made the motion to deny the application. Mr. Altman seconded. The Commission suggested that the Alternative Energy Task Force may wish to have PZC members involved in a rewrite of the regulation. The motion to deny was unanimously approved.

Mr. Holland made the motion to adjourn. Mr. Altman seconded. The motion was unanimously approved.

The Meeting was adjourned at 9:07 p.m.

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John Swenarton, Secretary