

Special Meeting

The 1422nd meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, June 1, 2010 at Mystic Middle School, 204 Mistuxet Ave., Mystic. The meeting was called to order by Chairman John Swenarton at 7:07 p.m. Present for the meeting were Commissioners Ben Tamsky and Alternate Gardner Young, Planner Keith Brynes and Director of Planning Bill Haase. Commissioners Paul Holland, Lynda Trebisacci, and Bob Mercer and Alternates Rob Marseglia and Chris Regan were absent.

Seated for the meeting were John Swenarton, Ben Tamsky and Gardner Young.

Minutes:

Mr. Tamsky made the motion to approve the minutes of May 18, 2010. Mr. Young seconded. The minutes were unanimously approved, 3-0.

Correspondence:

Mr. Haase announced the upcoming Public Meeting on the Mystic Mobility Study scheduled for Wednesday June 9, 2010 at 7:00 p.m. at the Mystic Fire Department, 34 Broadway Ave., Mystic.

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

ZBA #10-09 Alan & Jill Main Jr. – The Commission took no action on this request.

The Commission recessed until 7:30 p.m.

Public Hearings 7:30 p.m.:

Chairman Swenarton requested the agenda be changed to allow the Pequot Development Associates public hearing to be heard first. Mr. Tamsky made the motion to switch the public hearing order of agenda. Mr. Young seconded. The motion was unanimously approved, 3-0.

PZ1011SD Pequot Development Associates, LLC – Re-subdivision Application to facilitate lot line adjustment of previously approved lots 10-14, 16-19, and designated open space. Properties located at Grandview Farm Drive and Cedar Grove Lane, Pawcatuck, CT. Assessor's Map 17, Block 1, Lots 6P, 6Q, 6R, 6S, 6T, 6V, 6W, 6X, 6Y & 37. Zone RM-20. Rescheduled from 5/18/10.

Mr. Jim Chambers of Pequot Development introduced Randy Conradi of Pequot Properties who spoke on behalf of the project. The applicants are seeking a lot line adjustment on this previously approved development which would add a small amount of the open space set-aside parcel to several development lots. Mr. Conradi stated that both the Stonington Land Trust and Conservation Commission support the application. Mr. Brynes stated that the open space set-aside would still significantly exceed the amount required in the regulations.

Public Comment: None

Mr. Young made the motion to close the Public Hearing. Mr. Tamsky seconded. The motion was unanimously approved, 3-0.

Mr. Tamsky made the motion to approve the application with the three stipulations listed in the staff report. Mr. Young seconded. The motion was unanimously approved, 3-0.

Stipulations:

1. Final plan shall depict revised house numbers as assigned by Town.
2. Prior to recording, AutoCAD files shall be submitted to the Town.
3. Stipulations from the original subdivision approval remain in effect.

PZ1003RA Town of Stonington (PZC) - -- Zoning Regulations Text Amendments to Article I (1.2 Definitions), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article III (3.1.2.4, 3.2.2.4, 3.3.2.4 & 3.4.2.3 Accessory Apartments; 3.2.4 & 3.3.4 Buffer Requirements; 3.1.3.3, 3.2.3.26, 3.3.3.6 & 3.4.3.3

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Communications Towers), Article V (5.1.1, 5.1.2 & 5.2.1 Bulk & Use Tables), Article VI (6.1 Special Use Permits; 6.3 Conceptual Review for Projects over 30 Units; 6.6.9 Marinas – Yacht Clubs), Article VII (7.8 Residential Use Growth Management; 7.10.5.2 Off-Street Loading Berths; 7.10.6 Off-street Parking Lot Design Requirements; 7.17 Telecommunications Antennas & Towers), Article VIII (8.2.2.6 Zoning Permits; 8.3 Site Plan Submissions – Review and Approval; 8.4.2 Type 2 Site Plans; 8.4.3 Master Plans; 8.8.1 Impact Statement; 8.8.3 Zoning Text Amendments; 8.9 Public Hearings; 8.10 Zoning Board of Appeals), Article IX (9.4.5 Reapplication), Article X (10.1 US Route 1 Temporary Moratorium), Appendix (Acronyms). Continued from 5/18/10.

Mr. Haase presented the application and reviewed details of the proposed changes. Commission members discussed aspects of the regulations, administration and enforcement.

Public Comment in Favor:

Carlene Donnarummo recommended changes to the regulation amendment and submitted her comments to the Commission.

Public Comment - General Comments:

Dora Hill recommended changes to the regulation amendment and submitted her comments to the Commission.

The Commission discussed several items in the proposal and directed Staff to prepare a revised version of the amendment showing areas of consensus.

Mr. Young made the motion to continue the Public Hearing to the June 15th meeting. Mr. Tamsky seconded. The motion was unanimously approved, 3-0.

Mr. Young made the motion to adjourn the meeting. Mr. Tamsky seconded. The motion was unanimously approved, 3-0. The meeting was adjourned at 11:15 p.m.



Ben Tamsky, Acting Secretary