

Regular Meeting

The 1423rd meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, June 15, 2010 at Mystic Middle School, 204 Mistuxet Ave., Mystic. The meeting was called to order by Chairman John Swenarton at 7:00 p.m. Commissioners Bob Mercer, Lynda Trebisacci, and Ben Tamsky; Alternates Rob Marseglia and Gardner Young; Town Planner Keith Brynes, and Director of Planning Bill Haase were present. Alternate Chris Regan was absent. Commissioner Paul Holland arrived at 7:09 p.m.

Seated for the meeting were Mr. Young, Mr. Mercer, Mrs. Trebisacci, Mr. Swenarton and Mr. Tamsky.

Minutes: Mr. Tamsky made the motion to approve the minutes of June 1, 2010. Mr. Young seconded. The minutes were approved, 3-0-2.

Roll Call: Swenarton – approve, Tamsky – approve, Young – approve, Trebisacci – abstain, Mercer - abstain

Report to Commission:

Discussion of draft revisions to signage regulations. Mr. Haase reviewed the process the draft revisions have undergone, stating that this was not a public hearing, but an effort to introduce the draft regulations to the PZC in order to allow for additional issues to be raised and included into the final proposed amendment. Blunt White, Chairman of both the Economic Development Commission (EDC) and the ad-hoc Signage Committee, spoke of the meetings with local business owners, Mystic Chamber of Commerce members, and Planning Department Staff that had been held over the previous months, resulting in a substantial body of work to be used as a starting point for a regulation amendment. Mr. Holland questioned as to how the regulations would be changed to ease and improve signage requirements for businesses. Mr. White explained that there were changes to many different areas, not just an overall change. Mr. Marseglia asked for a definition of an internal use sign. In response, Mr. Haase suggested to the Commission that they review the proposed changes in the draft document, discussing the major bullet points. Wendy Bury of the EDC and Stonington Borough Merchant Association (SBMA) discussed how much of a learning process the workshops were. She stressed the importance of having business owners' needs and concerns heard. The Commission indicated that they would take the Signage Committees recommendations when drafting an amendment for submittal.

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

ZBA #10-09 Alan & Jill Main Jr. – Seeking a variance from ZR 5.1.1 to reduce rear yard setback from 50' to 25'. Property located at 144 Pawcatuck Ave., Pawcatuck. Assessor's Map 26 Block 2 Lot 7. Zone RR-80.

Mr. Brynes reviewed the request. Mr. Holland made a motion to approve. Mrs. Trebisacci seconded. Realizing that Mr. Holland had not been seated, Mr. Holland and Mrs. Trebisacci withdrew their motions. Mr. Tamsky made a motion to approve the request. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Administrative Review:

PZ0667CNU & CAM Masons Island Landing, LLC - Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120. Request minor landscaping modifications to previously approved application.

Landscape architect Chad Frost of Kent + Frost presented changes and corrections to the previously approved landscaping plan. Mr. Frost detailed changes in landscaping materials, grading changes, pavers, manhole covers, drainage, retaining wall and signage lighting.

Staff commented that the changes were beneficial to the project yet did not propose any issues. Mr. Mercer commented that he was pleased that the applicants had hired a professional firm to correct the previous issues. Mr. Tamsky expressed a wish to hear from both the DEP and the ZEO regarding the changes made to the retaining wall, specifically its relocation.

Mr. Young made a motion to approve the request. Mr. Mercer seconded. The application was approved as presented, 4-0-1.

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Roll Call: Swenarton – approve, Young – approve, Trebisacci – approve, Mercer – approve, Tamsky – abstain

Public Hearing – 8:55 p.m.:

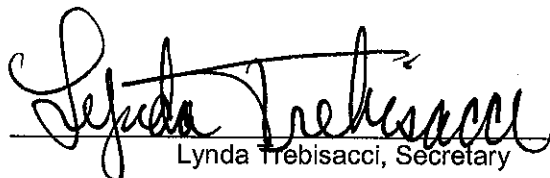
PZ1003RA Town of Stonington (PZC) - – Zoning Regulations Text Amendments to Article I (1.2 Definitions), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline 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 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 & 6/1/10.*

Mr. Haase reviewed the staff report with changes added to the omnibus amendment after the June 1, 2010 meeting at which Mr. Young, Mr. Swenarton, and Mr. Tamsky were seated for the Public Hearing and came to a consensus in those areas. Mr. Holland asked why parking lots require buffers but driveways do not. Mr. Haase responded that he did not want to stray from the advertised proposed changes, but hoped to have an annual omnibus text review. Mr. Haase discussed proposed changes to Section 8.9.5 – Documents, plans and exhibits submitted in relation to an application's Public Hearing.

Public Comment: John Prue had submitted a written summarization of issues regarding use variances. Mr. Swenarton reiterated that the Commission needed to stick to the proposed text amendments and a workshop at a later date could address ZBA issues. Gail Shea reviewed her comments. Dora Hill and Carlene Donnarummo commented.

Mr. Young 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 adjourn. Mr. Young seconded. The motion to adjourn was unanimously approved, 5-0. The meeting was adjourned at 10:49 p.m.


 Lynda Trebisacci, Secretary