

Special Meeting

The 1425th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, August 3, 2010 at Pine Point School, 89 Barnes Road, Stonington. 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. Commissioner Paul Holland arrived at 7:23 p.m. and Alternate Chris Regan was absent (Mr. Regan has tendered a letter of resignation from the Commission).

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

Minutes:

Mrs. Trebisacci made a motion to approve the minutes of July 20, 2010. Mr. Tamsky seconded. The minutes were unanimously approved, 5-0.

Administrative Review:

ZON10-157 James L. Sullivan III - Application for installation of a 12' x 22' shed. Property located at 48-50 Stonington Rd., Mystic, CT. Assessor's Map 160, Block 2, Lot 2. Zone GC-60.

Mr. Brynes presented the application requesting placement of a shed on the Sunoco gas station property. The applicant/owner wishes to place the shed on the property for his personal use, not that of the business onsite. Mr. Tamsky made a motion to approve. Mrs. Trebisacci seconded. The motion was unanimously approved, 5-0.

Old Business:

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 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). Approved 7/20/10, **Set Effective Date of 8/9/10.**

Mr. Tamsky made a motion to set an effective date of 8/9/10 for the regulations. Mr. Young seconded. The motion was unanimously approved, 5-0.

PZ1014BR Pequot Development Associates - Application for reduction of Public Improvement Bond posted to satisfy requirements of proposed construction activity related to **PZ0803SD & GPP**. Current bond instrument is a Letter of Credit for \$981,568.13. Applicant requests a reduction to \$300,000.00. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.

Mr. Brynes read the responses from Town Engineer Larry Sullivan regarding cost for work remaining to be done, and from the Fire Marshal noting that the Fire Alarm pull box has not been installed.

The Commission discussed inflationary issues with the bond reduction estimate and the best manner to ensure that the Fire Alarm pull boxes are installed. Mr. Swenarton made a motion to table the application. Mrs. Trebisacci seconded. The motion to table was unanimously approved, 5-0.

PZ1015BR Louis DiCesare - Application for release of Zoning Compliance Bond posted to satisfy requirements of proposed construction activity related to **PZ0032SUP**. Current bond instrument is a Cash Bond for \$5,000.00. Property located at 808 Stonington Rd., Stonington, CT. Assessor's Map 75, Block 2, Lot 5, Zone GC-60.

Special Meeting

Mr. Brynes recommended tabling the application.

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

The Commission recessed until 7:30 pm.

Public Forum on Changes to Signage Regulations: 7:30 p.m.

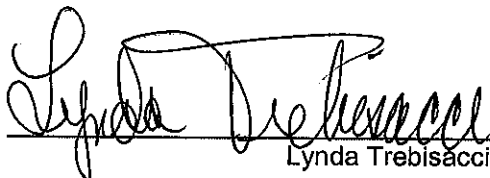
Chairman Swenarton explained the format that would be followed for the signage regulations discussion, noting that it was a brainstorming session, not a public hearing. Mr. Haase gave the history of the regulations and the recent process employed involving discussions with members of the business community and staff. Paul Holland reviewed his recommendations item by item. Mr. Tamsky reviewed his comments, taking issue with Open Flags, both regulating the content and their encroachment into public sidewalks. Mr. Swenarton commented that 15 square feet was large for an open sign and also wished to see specific size and content limitations for them. He also addressed internal use signs and the need to control the number, size, and visual impact of them. Mrs. Trebisacci cautioned placing too many restrictions on political signs and suggested having visual aids and signage examples to aid the public. These could be available at the Town Hall and on the website, not included in the Zoning Regulations. Mr. Mercer commented on how the existing signage impacts the character of the town as a whole, that internal illumination should be limited as previously permitted, and the size of Open Signs should be limited. Mr. Marseglia reviewed his individual concerns: asking how signage violations are handled, signage permitting, his opinion that there should be a total ban on internally illuminated signs, definition of internal usage signs, temporary signage duration, special wall signs, detached signs, and window signs. Mr. Young said he would have more comments after this evenings input.

Public Comment:

Wayne Fraser of Readco, LLC, George Bernhard, Bill Parent, Wendy Bury, Roberta Brown, Tricia Cunningham, Dora Hill, Blunt White, Suzanne Moore, Paul Nardone, Rob Valenti, Carlene Donnarummo.

Mr. Haase discussed options for a special meeting to further deliberate the proposed regulation amendment, possibly to be held at a different location. The Commission preferred that the discussion be continued at the first meeting in September.

Mr. Holland made a motion to adjourn. Mr. Tamsky seconded. The motion was unanimously approved, 5-0. The meeting adjourned at 10:37 p.m.



Lynda Trebisacci, Secretary