

Special Meeting

The 1426th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, August 17, 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 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 7:10 p.m. Commissioner Lynda Trebisacci was absent.

Seated for this meeting were Mr. Young, Mr. Marseglia, Mr. Mercer, Mr. Swenarton and Mr. Tamsky.

Minutes:

Mr. Mercer made a motion to approve the minutes of August 3, 2010 as amended. Mr. Tamsky seconded. The minutes were unanimously approved, 5-0.

Reports:

Staff - The revised Zoning Regulations have been printed and are available for purchase at Town Hall.

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

ZBA#10-15 John & Jane Couto

Mr. Tamsky made a motion to approve the request. Mr. Mercer seconded. The motion was unanimously approved, 5-0.

Administrative Review:

PZ0603SD Arlene Steinlauf & Stephen Yardan, Trustees – Request for 90-day extension to file final subdivision mylars. Property located off Jeremy Hill Road, Stonington. Assessor's Map 90 Block 1 Lot 1. Zone RR-80.

Mr. Brynes presented the request for the filing extension. Mr. Haase questioned the applicant's representative, Attorney Richard Cody, as to the limits of filing extensions. Atty. Cody replied that they were entitled to one more 90-day extension beyond the one being requested.

Mr. Tamsky made a motion to approve the request. Mr. Mercer seconded. The motion was unanimously approved, 5-0.

CGS Sec. 8-24 Review - Planned improvements to WPCA wastewater treatment facilities.

Harold Storrs, Director, Water Pollution Control, discussed the various options considered by the WPCA and the Public.

Jim Sisk, WPCA member, commented.

Mr. Marseglia made a motion to find the planned improvements are consistent with the POCD. Mr. Mercer seconded. The motion was unanimously approved, 5-0.

ZON10-169 Davis Standard, LLC - Application for installation of 9' x 40' storage containers on site at rear of controls building. Property located at 1 Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 3. Zone M-1.

John Paride, Traffic Manager at Davis Standard, answered questions about the placement and use of the containers.

Mr. Mercer made a motion to approve the application. Mr. Young seconded. The motion was unanimously approved, 5-0.

Old Business:

PZ1014BR Pequot Development Associates - Application for reduction of Public Improvement Bond posted to satisfy requirements of proposed construction activity related to **PZ0803SD & GPP**. Current

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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. Tamsky made a motion to approve the application for a reduction. Mr. Mercer seconded. The motion 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 **PZ0232SUP**. 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.

Mr. Brynes read a memo from Town Engineer Larry Sullivan reviewing changes which were made to the original septic and drainage plans, and approving the ultimate site development.

Mr. Mercer made a motion to approve with the stipulation that the applicant submit a revised plan to Town Hall. Mr. Young seconded. The motion was unanimously approved, 5-0.

Public Hearing: 7:30 p.m.

PZ1013ZC Mystic Hill (Ted Ladwig) - Zoning Map Amendment for multiple applicants/properties to change from RH-10 & RA-20 to RA-15, for parcels located on Mystic Hill & Mistuxet Ave., Mystic, CT. Assessor's Map 162 Block 2 Lots 9A-9P, Map 162 Block 2 Lot 10, & Map 162 Block 2 Lot 11. Zones RH-10 & RA-20.

Seated for this meeting were members Mr. Mercer, Mr. Tamsky, Mr. Swenarton, Mr. Holland, and Mr. Marseglia.

Attorney Ted Ladwig presented the Zoning Map Amendment application. The zone change would increase the F.A.R., allowing the property owners to increase the size of their homes.

Public Comment in Favor: Hugh O'Brien, Matthew Amaro, Paul deLabry, Charles Grill, Francis Pijar, Fran Wiehn, Sheila Lyons.

Mr. Brynes reviewed the comments from the DEP.

Rebuttal: Attorney Ladwig had none.

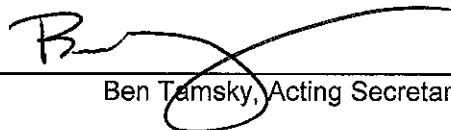
Mr. Holland made a motion to close the Public Hearing. Mr. Mercer seconded. The motion was unanimously approved, 5-0.

Mr. Holland made a motion to approve the waiver request. Mr. Marseglia seconded. The motion was unanimously approved, 5-0.

Mr. Holland made the motion to find that the application is consistent with the POCD and the Comprehensive Plan. Mr. Marseglia seconded. The motion was unanimously approved, 5-0.

Mr. Holland made a motion to approve the application. Mr. Mercer seconded. The motion was unanimously approved, 5-0. The effective date for the Zone Change is September 6, 2010.

Mr. Holland made a motion to adjourn. Mr. Tamsky seconded. The motion was unanimously approved, 5-0. The meeting was adjourned at 8:35 p.m.



Ben Tamsky, Acting Secretary