

Special Meeting

The 1433rd meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, December 7, 2010 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Chairman John Swenarton at 7:00 P.M. Present for the meeting were Commissioners Bob Mercer, Ben Tamsky, Rob Marseglia, and John Prue; Alternates Gardner Young, Curtis Lynch and Frances Hoffman; Town Planner Keith Brynes, and Director of Planning Bill Haase.

Seated for the meeting were Mr. Prue, Mr. Tamsky, Mr. Swenarton, Mr. Mercer, and Mr. Marseglia.

Minutes:

Mr. Marseglia made a motion to approve the minutes of 11/16/2010. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Reports:

Staff: Mr. Haase reported that First Selectman Haberek has scheduled a meeting on policies and procedures for the three land use commissions: Zoning Board of Appeals, Inland Wetlands and Watercourses, and Planning and Zoning for 7:00 P.M. Thursday, January 20, 2011, at Mystic Middle School. Mr. Swenarton suggested that board/commission members forward to Mr. Haberek any topics they wish to be discussed. An agenda and additional information will be forwarded as it becomes available.

Administrative Review:

Commission discussion of La Quinta Signage Modification Procedure (**PZ0720SUP & GPP Mukesh & Meena Patel**). Property located at 349 Liberty Street, Pawcatuck. Assessor's Map 17 Block 3 Lot 1, Zone HI-60.

Mr. Brynes described the applicant's request to modify the previously approved Special Use Permit to now allow internally illuminated signs in accordance with the regulations (15%). The question to the Commission was for clarification of the procedure the applicant would need to follow to formally request the change. After Mr. Brynes explained the four possible application processes, the Commission discussed the options.

Mr. Marseglia made a motion to recommend to the applicant that a new Site Plan Application with a Public Hearing will be required for the requested SUP change. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

ZON 10-238 Walter Johnsen (James Gibbs) – Application for exterior building modifications including expanded dormers and demolition of drive-thru overhang. Property located at 86 Denison Avenue, Mystic, Assessor's Map 173 Block 10 Lot 1, Zone CS-5.

Mr. Brynes reviewed the application, noting that the property has several variances from the 1980's allowing reductions in F.A.R., parking spaces, loading areas, and buffer requirements. Architectural Design Review was not required for this application. The changes would bring the parking requirements into conformance with 56 parking spaces.

Mr. Prue felt that the application should be heard by Zoning Board of Appeals because the changes to the site plan affected the previously granted variances. Mr. Brynes stated that none of the changes required a variance and that the site would become more conforming.

Architect James Gibbs stated that the intent of their project was to improve the interior architecture of the structure, removing the shed and drive-thru only came into consideration in an effort to bring the parking requirements into conformance. He stated that the applicant is willing to leave the shed on location, allowing for 55 spaces, or would remove the shed altogether.

Mr. Tamsky made a motion to approve the application with two stipulations. Mr. Mercer seconded. The motion was approved 4-1.

Roll call: Mercer – approve, Marseglia – approve, Swenarton – approve, Tamsky – approve, Prue - deny

Stipulations:

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1. The shed shall remain in its current location.
2. This approval does not extend to any signage. All signage on this property shall conform to the Town's Signage regulations, with the exception of any legally non-conforming signs.

ZON10-256 Robert & Camille Taylor - Application for signage, new roof and siding for structure located at 232 Greenmanville Avenue, Mystic, Assessor's Map 171 Block 2 Lot 3, Zone TC-80.

Architect Peter Argiros discussed the applicant's request for a raised roof and exterior changes to the building. The application was reviewed by the Architectural Review Commission and approval was recommended. The site and structure had been previously approved by the Commission for a change of use to a real estate office.

Several Commission members took issue with the increased gross floor area created by the recent addition of a second floor. Mr. Tamsky stated that the second floor may already violate the FAR requirement for the district. Mr. Argiros stated that the new attic space will only house mechanical equipment and will not add floor area. Owner Camille Taylor stated that they intend to submit a special use permit application to use the second floor as office space. Mr. Swenarton stated that the floor area ratio issues are irrelevant to the current application to modify the building's exterior.

Mr. Prue made a motion to approve the application with the two stipulations. Mr. Mercer seconded. The motion was approved 4-1.

Roll call: Mercer – approve, Marseglia – approve, Swenarton – approve, Tamsky – deny, Prue - approve

Stipulations:

1. Staff will report back at the next meeting with information on what has been permitted vs. what is allowed for gross floor area in the building.
2. Approval is for exterior changes only and does not extend to any expansion of gross floor area for office use.

Old Business:

PZ1026BR Arthur Hayward (Wequetequock Passage) - Application for release/reduction of an \$18,000.00 Roadway Construction bond associated with **PZ0125SD Wequetequock Passage**: 3-lot re-subdivision off Greenhaven Rd., Assessor's Map 35, Block 1, Lot 2G, Zone RA-40.

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

Public Hearings:

PZ1019RA Town of Stonington - Zoning Regulations (Signage) Text Amendments to Article I:1.2 Definitions; Article II: 2.13 Performance Standards, 2.15 Architectural Design Review; Article III: 3.3 Residential RM-20, RM-15, RH-10 Zones; Article IV: 4.1 Development Area (DB-5), 4.2 Convenience Shopping (CS-5), 4.3 Local Shopping (LS-5), 4.4 General Commercial (GC-60), 4.5 Tourist Commercial (TC-80), 4.6 Marine Commercial (MC-80), 4.7 Manufacturing (M-1), 4.9 Highway Interchange Zone (HI-60); Article V: 5.2.2 Bulk & Use Table; Article VI: 6.6.5 Special Use Permit – Drive-in Window; Article VII: 7.12 Sign Regulations: 7.21 Neighborhood Development District (NDD); Article VIII:8.4 Site Plan Requirements. *Continued from 11/3/10.*

Public Comment in Favor: None.

Public Comment Against: Carlene Donnarummo, Dora Hill, and Gail Shea reviewed their comments on various sections of the proposed regulation amendment. Ms. Donnarummo & Ms. Hill submitted copies of their comments.

Public - General Comments: Tricia Cunningham, Don Sadowski, Marshall Chiaraluca, Sr., and Marshall Chiaraluca, Jr., discussed their concerns and comments. Blunt White gave a PowerPoint presentation illustrating different types of signage and reviewing his recommended changes.

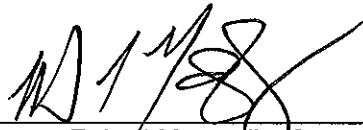
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Mr. Tamsky made a motion to continue the public hearing to the February 1, 2011 meeting. Mr. Prue seconded. The motion was unanimously approved, 5-0.

PZ1020ZC, SPA & CAM Mystic Seaport Museum, Inc. - Applications for Zone Change, Site Plan Approval & Coastal Area Management Review for changes to current MHD properties/structures. Properties located off Greenmanville Ave., Rossie St., Williams St., & Bruggeman Pl., Mystic. Zone MHD. *Continued from 11/16/10.*

Mr. Prue made a motion to continue the public hearing to the December 21, 2010 meeting. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Mr. Tamsky made a motion to adjourn. Mr. Prue seconded. The motion was unanimously approved, 5-0. Chairman Swenarton adjourned the meeting at 10:57 P.M.



Robert Marsaglia, Secretary