

Special Meeting

The 1438th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, March 1, 2011 at Mystic Middle School, 204 Mistuxet Ave., Mystic, Connecticut. The meeting was called to order at 7:00 P.M. by Chairman John Swenarton. Present were Commissioners Rob Marseglia, Bob Mercer, Ben Tamsky, and John Prue; Alternates Frances Hoffman, Gardner Young, and Curtis Lynch; and Acting Director of Planning / Town Planner Keith Brynes.

Seated were Mr. Swenarton, Mr. Marseglia, Mr. Mercer, Mr. Prue, and Mr. Tamsky.

Minutes:

Mr. Tamsky made a motion to approve the February 15, 2011 minutes. Mr. Mercer seconded. The minutes were approved, 4-0-1.

Roll Call: Swenarton – approve, Mercer – approve, Prue – approve, Tamsky – approve, Marseglia - abstain

Correspondence: Mr. Brynes noted that the correspondence from Town Engineer Larry Sullivan regarding possible State-funded repaving of Taugwonk Rd. was informational only.

Administrative Review:

PZ1021SD & GPP Allied Development Partners, LLC – Request 90-day extension for filing final subdivision mylars for previously approved re-subdivision and Groundwater Protection Permit applications for a 3-lot subdivision of a 6.67± acre parcel. Property located at 1225 Pequot Trail, Mystic. Assessor's Map 135 Block 2 Lot 1A. Zones RA-40 & GBR-130.

Mr. Marseglia made a motion to approve the 90-day extension. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Old Business: Mr. Prue made a motion to switch the agenda order of items 6A and 6B. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

6B. PZ1104BR Windham Crossing, LLC - Application for release/reduction of a \$55,000.00 Erosion & Sedimentation bond associated with **PZ1006SUP & GPP Keith L. Main (NERP)** - Special Use & Groundwater Protection Permits for construction of a 19,097 SF retail building, adjacent 15,000 SF outdoor display & sales area, loading dock, and associated parking, utilities, landscaping & lighting. Property located at 335 Liberty Street, Pawcatuck, CT. Assessor's Map 17, Block 3, Lots 3, 4 & 4A. Zone HI-60.

Mr. Brynes reviewed the application for a release of bonding for the Tractor Supply project. Staff did not recommend releasing or reducing the bond due to outstanding issues with the stormwater detention basin and the requirement that the work is to remain bonded for a minimum of one (1) year from the date of completion.

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

6A. PZ1102CR Richard C. Panciera Remainder Trust II – Conceptual Review for Special Use Permit and Re-Subdivision applications for the development of 68 attached-housing units and 7 single-family residences. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.

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Attorney Tom Liguori, representing the applicant, gave an overview of the application process they followed for the proposed applications, including reviews performed to date and approvals received from the Inland Wetlands Commission and the Architectural Design Review Board, noting that the project meets the Regulations. He responded to questions regarding lighting, emergency and school vehicle access, potential residents, and project economics and marketing.

Architect Robert Ornstein presented a slide show of the proposed attached housing designs, describing the different unit layouts and architectural elements of the project.

Landscape Architect Jennifer Judge reviewed landscape design for the proposed project. Commission members asked about tennis courts, contour transitions, neighboring property impacts and buffers, and native plantings.

Cherenzia Design Engineer C.J. Doyle answered questions about storm drainage and the impact to the wetlands, noting that the phasing of the build out would be done to minimize the impact. She discussed proposed plantings, potential traffic, and site lines.

Attorney Liguori requested that the Commission forward any further concerns or questions to the developers so they may address them prior to submittal of the formal applications.

Public Hearing:

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 12/7/10.*

Chairman Swenarton stated that the hearing would continue with any additional public comment.

Public Comment:

Gail Shea discussed the current and proposed definitions of billboard in the Regulations, noting that it is critical to maintain the billboard prohibition.

Tricia Cunningham, Mystic Chamber of Commerce, discussed the existing Special Detached Banners language in 7.12.7.7 (decorative lampposts) and 7.12.7.7.9 (permitted outside DB-5 & MHD districts) for downtown Mystic.

Attorney Rich Cody stated his support for the proposed changes to Open Flags and additional square footage for multi-tenant signage programs. He suggested a number of wording changes in order to clarify and avoid ambiguity. Mr. Cody discussed the issue of signage content with the Commission.


Ad hoc Signage Committee member Blunt White requested the Commission consider permitting incidental signage, perhaps 12 sq ft in LS-5 & DB-5 zones. He cited two Pawcatuck businesses whose success is directly related to their incidental signage.

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Chairman Swenarton directed the Commission to review both the application and previous consensus changes, and find the areas that are approvable, eliminating sections that need additional work.

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

Mr. Tamsky made a motion to adjourn the meeting. Mr. Marseglia seconded. The motion to adjourn was unanimously approved. The meeting was adjourned at 10:03 P.M.



Robert Marseglia, Secretary