

## Special Meeting

The 1444th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday May 24, 2011 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Chairman John Swenarton at 7:01 P.M. In attendance were members John Prue and Ben Tamsky, Alternates Curtis Lynch and Gardner Young, Director of Planning Bill Haase, and Town Planner Keith Brynes. Members Rob Marseglia and Bob Mercer and Alternate Francis Hoffman were absent.

Seated were Mr. Swenarton, Mr. Prue, Mr. Tamsky, Mr. Lynch and Mr. Young.

### Old Business:

**PZ0109RA Town of Stonington - Zoning Regulations (Signage)Text Amendments to Article1:1.2 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 7.12 Sign Regulations: 7.21 Neighborhood Development District (NDD); Article VIII: 8.4 Site Plan Requirements. *Public Hearing Closed 2/15/11***

Mr. Lynch suggested that the major issues for discussion should be broken down as follows: billboards, lighting, open flags, banners, drive up windows. Language should be added to the signage regulations allowing referrals to the Architectural Design Review Board where appropriate. Mr. Haase noted that certain sign applications already require that Board's input.

Mr. Brynes noted the document entitled "PZC Consensus Changes – 11/3/2010" which summarized the Commission's previous revisions to the application and a memo to the Commission dated 1/28/11 which listed corrections to the proposed text.

Chairman Swenarton recommended starting from the beginning of the text amendment to decide which sections should be approved, rejected or modified.

Article I - Mr. Tamsky suggested modifying the definition of "sign area" in Section 1.2.2 to read "The area enclosed within a rectangle..." in order to provide clear guidance on how signs should be measured. Consensus of the Commission was to adopt this change.

Article II - Satisfactory by Commission.

Article III - Satisfactory by Commission.

Article IV - Satisfactory by Commission.

Article V - Satisfactory by Commission.

Article VI - Satisfactory by Commission.

ARTICLE VII - Mr. Prue discussed the language of the "Purpose" in section 7.12.1 and suggested an alternative. Consensus of the Commission was to adopt this alternative language.

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Mr. Tamsky recommended changing the language of Section 7.12.2.1.2 to state that even registered vehicles must be located in an approved parking area. Consensus of the Commission was to adopt this change.

Mr. Swenarton recommended keeping the word "building" in Section 7.12.2.6. Consensus of the Commission was to adopt this change.

Mr. Prue suggested renaming Section 7.12.5.10 "Community Event Signs" to differentiate them from typical A-frame signs. Consensus of the Commission was to adopt this change. Mr. Swenarton recommended the Commission consider allowing temporary A-frame signs for businesses in the future.

Mr. Tamsky recommended revising the 3<sup>rd</sup> sentence of Section 7.12.7 to read "Zones where Special Wall Signs and Special Detached Signs that exceed 18 square feet in area are allowed are listed in Section 5.2.2." Consensus of the Commission was to adopt this change.

Mr. Tamsky recommended modifying Section 7.12.7.1.8.4 to require that open flags cannot encroach on a public right-of-way. Mr. Swenarton recommended modifying Section 7.12.7.1.8 to specify that open flags must be "pole mounted." Consensus of the Commission was to adopt these changes.

Mr. Swenarton recommended modifying the language of Section 7.12.7.3 to change the term "decorative lampposts" to "decorative streetlight poles" to accommodate the new Mystic Streetscape streetlights. Consensus of the Commission was to adopt this change.

ARTICLE VIII - Satisfactory by Commission.

Mr. Brynes reviewed the changes which had been agreed upon during the meeting also including previous modifications from the "11/3/10 Consensus Changes" document and the 1/28/11 memo to the Commission.

Mr. Tamsky made a motion to approve the Text amendment with the changes read by staff. Mr. Prue seconded. The motion was unanimously approved, 5-0.

The effective date will be June 13, 2011. Staff will provide a final copy of the changes for the Commission prior to the next meeting.

Mr. Young made a motion to adjourn. Mr. Prue seconded. Chairman Swenarton adjourned the meeting at 8:57 P.M.

  
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John Prue, Acting Secretary