

Special Meeting

The 1445th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, June 7, 2011 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Acting Chairman Ben Tamsky at 7:05 P.M. Present were Commissioner Rob Marseglia; Alternates Curtis Lynch and Gardner Young, and Acting Director of Planning / Town Planner Keith Brynes. Absent were Commissioners Bob Mercer, John Prue, John Swenarton, and Alternate Frances Hoffman.

Seated were Mr. Tamsky, Mr. Marseglia, Mr. Lynch, and Mr. Young

Approval of Minutes: Minutes: #1442, May 3, 2011, approved, not signed; #1443, May 17, 2011, #1444, May 24, 2011.

Mr. Marseglia made a motion to approve the minutes of May 17, 2011. Mr. Lynch seconded. The motion was unanimously approved, 4-0.

Mr. Marseglia made a motion to approve the minutes of May 24, 2011. Mr. Young seconded. The motion was approved, 3-0-1.

Roll Call: Tamsky – approve, Lynch – approve, Young – approve, Marseglia - abstain

Correspondence:

Mr. Brynes mentioned a memo from Carlene Donnarummo referencing possible inconsistencies in the amended signage regulations. He made note of the KeepSpace Westerly Public Forum being held Wednesday, 6/8/11.

Reports:

ZEO - Pending Variances, A-2 survey waiver requests

ZBA # 11-10 Catherine Moffett - Seeking a variance from ZR 5.1.1 front yard setback from 20' to 4' for an existing shed. Property located at 5 Allyn's Alley, Mystic. Assessor's Map 177 Block 7, Lot 9. Zone RA-20.

Mr. Brynes recommended tabling the application. Mr. Marseglia made a motion to table the request. Mr. Lynch seconded. The motion was unanimously approved, 4-0.

Zoning Enforcement & Violations:

Mr. Tamsky asked about the signage violations at the Ramada Inn and Mystic Seaport restaurant (Latitude 41). Mr. Brynes stated that both properties had been sent Notices of Violation and a representative from the Ramada Inn was scheduled to come into the Planning Office to discuss the situation.

Administrative Review:

PZ1101SUP Pacako, LLC (Pita Spot)-Approved Special Use Permit application to reduce parking requirements and allow shared parking to permit outdoor seating for existing restaurant. Property located at 45 Williams Ave., Mystic, CT. Assessor's Map 161, Block 14, Lot 5. Zone LS-5. Commission interpretation of conformance with Special Use Permit Approval regarding location of outdoor seating.

Mr. Brynes reported a complaint had been received about the location of the outdoor seating on the front and side of the restaurant. Enforcement Staff requested clarification from the Commission regarding relocation of the outdoor seating. Commissioners asked questions regarding the number of seats being used for dining and those used for waiting.

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Owner Vivian Torregrossa stated that there are 20 seats for dining and a small table with 2 chairs for waiting. She noted that they had moved four of the ten tables to the side and the remaining six in the front of the building.

Complainant Kelly McMahan stated that the site was still not in compliance with either the original or the most recent approvals.

The Commission requested Ms. Torregrossa provide a survey showing the proposed seating, parking, and requirements stipulated in the approvals. No enforcement action would be taken until a new site plan has been reviewed by Staff and the Commission.

PZ0635SPA & Cam Robert Wood-Renewal of approved Site Plan application & Coastal Area Management Review to construct a 4,500 sq. Ft. addition to an existing 3150 sq. ft. building, construct an 8 space parking lot & related site improvements. Property located at 338 Elm Street, Stonington, CT. Assessor's Map 75 Block 4, Lot 3. Zone GC-60.

Mr. Brynes presented the request to renew the site plan for five (5) years.

Mr. Marseglia made a motion to approve the extension. Mr. Young seconded. The motion was unanimously approved, 4-0.

Old Business:

PZ1117SPA JBRV, LLC (Valenti Auto Mall) Site plan application for change to signage; remove, relocate and reface (10 x 15) existing pylon sign, and remove existing wall signage (81.75 SF) and replace with new (80 SF). Property located at 72 Jerry Brown Rd., Mystic, CT. Assessor's Map 164 Block 2, Lot 3. Zone GC-60.

Richard Rizzo, representing the applicant, presented the application, noting that there would be a reduction in the signage square footage, and relocating the freestanding pylon sign in line with the existing three would increase uniformity. There was discussion of the sign's proximity to the fence and confirmation that it will be internally illuminated, as it currently is.

Mr. Brynes noted that a variance was granted in 1990 permitting relief from a number of signage requirements.

Mr. Marseglia made a motion to approve the application. Mr. Lynch seconded. The motion was unanimously approved, 4-0.

Public Hearings: 7:30 P.M.

PZ1112SD & SUP Richard C. Panicera Remainder Trust II- Eight lot Resubdivision and Special Use Permit applications for the development of 68 attached-housing units 7 single-family residences. Property located at Mary Hall and Greenhaven Roads, Pawcatuck, CT. Assessor's Map 7, Block 1, Lot 44. Zones RA-20, RM-20, RR-80.

Attorney Thomas Liquori, Jr., and Carolyn Doyle, P.E., of Cherenzia & Associates, presented the application, giving an overview of the site, both existing and proposed layout. Mr. Lynch asked questions concerning blasting and previous wetlands approval, and the view from existing roadways. The applicant will offer any home within 400' of the site an independent pre-blast baseline survey, and upon their request, the same pre-blast survey to any other property owner outside that area. Mr. Liguori discussed plans to correct a pre-existing drainage issue. Architect Robert Orstein of Arris Design presented the elements of the architectural design. Mr. Marseglia asked what types of building materials would be employed in the housing unit construction. Mr. Orstein replied that

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the exterior surfaces will be vinyl with 100-year storm roofing shingles. Landscape Architect Jenny Judge presented the landscaping design including the open space layout. Michael Desmond, traffic engineer presented his report. Ted Tylaska, real estate marketer, discussed the success of two other village housing projects, one in Westerly and one in Norwich. Engineer Sergio Cherenzia discussed stormwater management. Mr. Marseglia asked if an archeological review was done. Mr. Liguori stated that an archaeological survey was performed with the determination that the site was historically farmland.

Public Comment in Favor: None

Public Comment Against: Neal Madden, Fran Slater, Heather Burner, Rich McKrell, Peg Moran, John Denard Carly Labella, Jane Hefel, Joy Labella, Jim Fink, Lisa Smith, Helen Jankoski, David Santos

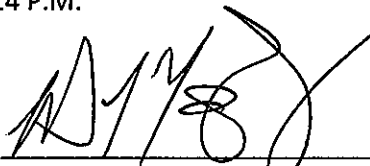
Public Comment General: Carlene Donnarummo, Sheila Lyons, Heather Burner

Mr. Marseglia made a motion to continue the Public Hearing to a date to be determined by Staff. The Public Comment portion will remain open. Mr. Lynch seconded. The motion was unanimously approved, 4-0. The Public Hearing was continued to the August 2, 2011 meeting.

PZ1114RA Mystic Seaport Museum & Sea Research Foundation-Zoning Regulations Text Amendment to Section 7.12.7.7.

Mr. Young made a motion to continue Public Hearing to the June 21, 2011 meeting. Mr. Lynch seconded. The motion was unanimously approved, 4-0.

Mr. Marseglia made a motion to adjourn the meeting. Mr. Lynch seconded. The motion was unanimously approved, 4-0. The meeting was adjourned at 11:14 P.M.

 7/19/11

Robert Marseglia, Secretary