

Special Meeting

The 1465th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, March 20, 2012 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Chairman Rob Marseglia at 6:07 PM. Present for the meeting were Commissioners Frances Hoffman, Bob Mercer, and Ben Tamsky (arrived 6:11 PM); Alternates Curtis Lynch and Gardner Young, and Interim Director of Planning / Town Planner Keith Brynes. Commissioner John Prue arrived at 7:01 PM

Seated were Mr. Marseglia, Mr. Lynch, Mr. Young, Ms. Hoffman, and Mr. Mercer.

Approval of Minutes:

Ms. Hoffman made a motion to approve the minutes of 3/6/12 with a correction. Mr. Young seconded. The motion was unanimously approved, 5-0.

Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development – Discussion of and consensus on interview questions and make-up of POCD Committee.

Commissioners discussed how many PZC members should be on the Review Committee and to what degree each individual felt they would be able to participate. Mr. Lynch did not wish to be member but would help in those areas he has expertise. Ms. Hoffman doesn't wish to be a formal member but plans on attending meetings and possibly serve on a subcommittee. Mr. Tamsky and Mr. Mercer do not wish to be regular members. Mr. Young doesn't wish to be a formal member but plans on attending meetings. Chairman Marseglia noted that Mr. Prue was likely interested in serving on the committee. Further discussion included number of members, creating a geographical balance on the committee to provide town-wide representation, provision of instructions and a charge to the members, oversight and use of potential funding, and the POCD approval process. Ms. Hoffman volunteered to provide a draft of a "charge and expectations" for the committee. The consensus was there would be 9 regular and 2 alternates/subcommittee members, but Commissioners agreed to leave a decision on the final number/makeup until after interviews have been conducted and they know how many viable candidates they actually have. Mr. Tamsky felt consideration should be given for scheduling of the meetings to allow for the public attendance. Ms. Hoffman felt applicants should be given the questions at least one week prior to the interview and Mr. Mercer suggested giving the applicants a copy of the POCD. Commissioners agreed that they would review the compiled applicant questions at the April 3rd meeting, conduct interviews at the May 1st and May 15th meetings, and make their selections in June. It was requested that these meetings be scheduled to begin earlier than 7:00pm.

Curtis Lynch's questions:

- How would you express your vision for Stonington? What should the Town try to avoid?
- What areas do you feel should be changed in the current POCD?
- The POCD is a group effort. The regulations for the POCD suggest that membership may include residents of the municipality and representatives of local boards dealing with zoning, inland wetlands, conservation, recreation, education, public works, finance, redevelopment, general government and other municipal functions. Do you have any special interests or expertise that the Commission should considered to help us best form a POCD team to address these areas? What other areas should be considered, and what special interests or expertise do you have that might help us [in] these areas?

Chairman Rob Marseglia's questions:

- What type of development do you think is best for Stonington, and why?
- What is your vision for land conservancy in Stonington?
- Where should Stonington focus efforts to develop land for commercial use?
- As to scheduling of meetings, when are you available?

Bob Mercer's questions:

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- Have you read the current POCD, and if so, what did you find good or lacking about it? Was it a good roadmap?

Reports:

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

ZBA #12-02 Lorraine A. Misiorek – Seeking a variance from ZR 6.6.4.6 district density area requirement to reduce the Lot Size for a 3-family dwelling from 30,000 s.f. to 7,085 s.f. Property located at 23 Washington St., Pawcatuck. Assessor's Map 3 Block 23 Lot 7. Zone RH-10.

Mr. Brynes reviewed the application, noting that ZEO Larkin's report stated that review of the Town GIS maps revealed that at least two boundary lines of the subject lot have been surveyed to A-2 survey standards. Staff recommended waiver of the A-2 Survey requirement. Ms. Hoffman made a motion to approve the waiver of the A-2 survey. Mr. Tamsky seconded. The motion was unanimously approved.

Mr. Tamsky was seated and Mr. Lynch was unseated.

Administrative Review:

PZ0360SD & GPP Toll Brothers, fka Meehan Group, LLC. – Request for a reduction in the number of street lights in this previously approved application. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 5 Lots 1 & 14, & Map 148 Block 3, Lots 1 & 3. Zones RA-40 & RR-80.

Mr. Brynes explained the request for the revised streetlight plan to reduce the number of proposed street lights from 30 to 13. Doing so would reduce both potential light pollution and costs to the Town as this will eventually become a public street.

Ms. Hoffman made a motion to approve the request. Mr. Mercer seconded. Mr. Tamsky asked what determined the number of street lights required under the initial approval and if the Town Engineer had provided any comments. Mr. Brynes noted that he had received an email from the Town Engineer indicating he was okay with the change. The motion was unanimously approved.

ZON12-043 Holm, LLC (S&P Oyster Co.) – Zoning Permit application for placement of a 76" x 70" electrical transformer on site. Property located at 1 Holmes Street, Mystic. Map 174 Block 1 Lot 4, Zone DB-5.

Mr. Brynes explained the request for placement of an electrical transformer to solve ongoing electrical problems at S&P Oyster House. The transformer will replace a small tree in landscaped area along Holmes Street, noting that it would be located in the parking lot's frontage strip.

Mr. Lynch asked if the transformer's color could be changed so as to be less obtrusive.

Applicant Cathleen Holland provided the commissioners with photos of the transformer and landscape plans from Pequot Farms. Her electrician, Pete from S&S Electrical explained that the electrical service needs to be increased but cannot be done from the pole. Mr. Tamsky questioned whether there was anywhere else it could go as he was uncomfortable with it being in the buffer. The applicant stated that the restaurant would lose a parking space were she to relocate it. Commissioners discussed consistency with other utilities being in buffers and did not feel a precedent was being set.

Mr. Young made a motion to approve the request with the stipulation that the transformer was not visible from the road and the parking lot. Ms. Hoffman seconded. The motion was unanimously approved.

Stipulation:

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1. The applicant shall mitigate the view from the road and the parking lot with the plantings as presented, or additional.

Mr. Prue was seated and Mr. Young was unseated.

Old Business:

PZ1134SPA & CAM Latimer Point Condominium Assoc., Inc. - Site Plan Application & Coastal Area Management Review for proposed decks, deck additions, house additions & shed. Properties located at 16 North Shore Way, 1 Reid Rd., 14 Crooked Rd., 35 East Shore Rd., 43 East Shore Rd., & 55 East Shore Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/10, 154/4/7, 154/4/16, 154/6/4, 154/6/6, & 154/6/10. Zone RM-20.

Mr. Brynes stated that the applicant had requested an extension on the application.

Mr. Mercer made a motion to table the application. Ms. Hoffman seconded. The motion was unanimously approved.

Public Hearings: 7:30 p.m.

PZ1203SUP & GPP TFB3 LLC – Special Use Permit & Groundwater Protection Permit applications for construction of two multi-unit residential structures, a community building with caretaker unit on top floor, storage shed/garage, parking, and associated improvements. Property located at 100 & 102 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lots 5 & 6, Zones LS-5 & RR-80.

Mr. Brynes explained that the applicant is requesting a rescheduling of the public hearing.

Michele Maresca, an attorney for the applicants, responded to Commissioners' questions regarding the request to reschedule. Ms. Maresca explained that there were some issues that the project team was still trying to work through. Mr. Tamsky asked if the application was complete and whether they could open the hearing and immediately continue it. Ms. Maresca stated that the applicant prefers to reschedule.

Mr. Tamsky made a motion to reschedule the public hearing to the April 17, 2012 meeting. Mr. Prue seconded. The motion was unanimously approved.

Mr. Tamsky made a motion to adjourn. Mr. Prue seconded.

Mr. Prue asked about the scheduling to allow for discussion on the Town Attorney's opinion regarding the municipal scoreboard advertising panel regulation amendment. Chairman Marseglia asked if that opinion would prevent action from being taken on the current application on this issue. Mr. Prue confirmed that he is willing to be the PZC representative on the POCD committee.

Mr. Brynes gave an overview on the new applications submitted.

The motion to adjourn was unanimously approved. Chairman Marseglia adjourned the meeting at 7:50 PM.



Frances Hoffman, Secretary