

Special Meeting

The 1469th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, May 15, 2012 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Chairman Robert Marseglia at 6:11 PM. Present for the meeting were Commissioners Frances Hoffman and Ben Tamsky (seated at 6:30 PM); Alternates Gardner Young and Curtis Lynch, and Town Planner / Interim Director of Planning Keith Brynes.

Seated for the meeting were Mr. Marseglia, Ms. Hoffman, Mr. Tamsky, Mr. Young and Mr. Lynch.

Commission Initiatives: Discussion of 2014 Plan of Conservation and Development – Interview 2014 POCD Committee candidates. An interview of three (3) applicants was conducted. Applicants interviewed were Bill Lyman, Bob Moore, and Alisa Morrison. Appointments will be made in June.

Approval of Minutes:

Ms. Hoffman made a motion, seconded by Mr. Tamsky to accept the minutes of May 1, 2012 meeting. The motion was unanimously approved.

Pending Variances, A-2 survey waiver requests:

ZBA #12-05 Carole Clark – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 19' for construction of additions to a single family residence. Property located at 2 Lamberts Lane, Stonington. Assessor's Map 100 Block 1 Lot 8. Zone RM-15.

Mr. Tamsky motioned to approve the waiver. Ms. Hoffman seconded. The motion was unanimously approved.

ZBA 12-06 Julie A. Olson - Seeking a variance from ZR 3.1.4.2 buffer requirements in an RC-120 zone to waive the 100' non-infringement area requirement to allow for the creation of a stone wall to prevent or diminish erosion of the land caused by boat wakes. Property located at 159-161 River Rd., Pawcatuck. Assessor's Map 6 Block 4 Lot 20. Zone RC-120.

Mr. Tamsky motioned to approve the waiver. Ms. Hoffman seconded. The motion was unanimously approved.

Administrative Review:

PZ1112SD & SUP Richard C. Panciera Remainder Trust II – Request 90-day extension to file approved plans in the land evidence record for the eight-lot Resubdivision and Special Use Permit 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.

Attorney Tom Ligouri of Cherenzia Associates explained to the Commission that more time is needed to revise the final plans.

A motion was made by Ms. Hoffman and seconded by Mr. Tamsky to approve the request for a 90-day extension for PZ1112SD & SUP Richard C. Panciera Remainder Trust II. The motion was unanimously approved.

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Correspondence:

Kate Brown, Project Manager for The Trust for Public Land presentation regarding the proposed acquisition of the 34-acre Coogan Farm property on Greenmanville Avenue in Mystic for use as a public preserve.

Presenters were Kate Brown of the Trust for Public Land and Maggie Jones of Denison Pequotsepos Nature Center. Ms. Brown stated they are requesting a letter of support from the Commission for their \$500,000 grant application to the State for open space funding. The Trust has already received letters of support from Board of Selectmen and Conservation Commission.

Ms. Hoffman wanted clarification that a grant from this State would not affect other grant applications and Ms. Brown confirmed that it would not. Ms. Hoffman asked whether the public would have access to this property if it were to be acquired. Ms. Brown stated that the public would have free access to the property noting that availability to the public is strongly enforced by the State, and neither DPNC nor The Trust can or wish to violate it.

A motion was made by Mr. Tamsky and seconded by Ms. Hoffman that the PZC shall draft a letter expressing the desire that the DEEP provide the grant monies requested by The Trust for Public Land for the proposed acquisition of the 34-acre Coogan Farm property on Greenmanville Avenue in Mystic for use as a public preserve.

Ms. Hoffman expressed concern that this letter should not be used as an endorsement for the municipal bond. Mr. Marseglia volunteered to draft the PZC letter and bring it to the next meeting on June 5, 2012, for approval. Mr. Marseglia will provide a draft to the Commission prior to June 5th meeting.

The motion was unanimously approved.

Discussion of the Director of Planning Position:

First Selectman, Ed Haberek, and PZC discussed the open position of Director of Planning. Mr. Marseglia stated that Town Charter and State law give the Commission the ability to force the Board of Finance to fund the position. The Commission discussed different options including contracting out Department of Planning responsibilities such as the 2014 POCD. Mr. Haberek stated that he and the Director of Administrative Services are re-examining the Director's job description to include more of a focus on management including managing the Building Official's office. A review of similar towns' staffing levels is being conducted. Mr. Haberek stated he will consult with the Town Attorney as to whether the Commission can override the Board of Finance on staffing issues. Mr. Haberek said that the Director of Administrative Services, Vincent Pacileo, would be available to discuss staffing issues with the Commission.

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.

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Mr. Ed Lally, a Licensed Professional Engineer and Land Surveyor, presented the application. Outstanding issues noted by the Planning and Building offices have since been addressed. Unit 67 has been removed from the list of proposed additions on revised plans. Revised plans have been delivered to the Planning office and Unit 7's septic concerns have been resolved with a new septic design. Staff had also requested that the new FEMA flood plain hazard limits be shown on the site plans. Mr. Lally stated that the plans have been updated for all units on the property, not just those under consideration for this application.

In reference to an item in the zoning enforcement agent's report, Ms. Hoffman asked who was responsible for the complaint regarding illegal water hookups. Mr. Lally, also a member of the Fire Department Board, explained that there is an annual inspection of all loops and pipes, and there is no back-looping of water or any illegal water supplies. Mr. Brynes stated that the Land Use Enforcement Agent found no violations.

A motion was made by Ms. Hoffman and seconded by Mr. Tamsky to approve the Coastal Area Management review for PZ1134SPA & CAM Latimer Point Condominium Assoc., Inc., with two (2) stipulations: The motion was unanimously approved.

Stipulations:

1. Additions must comply with all Flood Hazard regulations.
2. Unit 67 is not included in this approval.

A motion was made by Ms. Hoffman and seconded by Mr. Tamsky to approve the Site Plan Application for PZ1134SPA & CAM Latimer Point Condominium Assoc., Inc., with two (2) stipulations. The motion was unanimously approved.

Stipulations:

1. Additions must comply with all Flood Hazard regulations.
2. Unit 67 is not included in this approval.

PZ1210SPA Town of Stonington BOE – Site Plan Application to permit municipal athletic field sponsorship panels on new field hockey and men's and women's soccer field scoreboards. Property located at 176 South Broad St., Pawcatuck. Assessor's Map 25, Block 1, Lot 19. Zone RR-80.

Mr. Bill King, Board of Education Operations Manager, stated that he had received Mr. Brynes' comments noting that the field hockey scoreboard must be moved farther away from the street as per ZR 7.12.9.2. Mr. King proposed to move the field hockey scoreboard closer to the softball field in order to comply with the regulations.

Mr. Lynch asked about the property ownership issue with Davis Standard. Mr. King presented a permanent easement granting the Town the right to use the land for recreational purposes.

A motion was made by Mr. Lynch and seconded by Mr. Young to approve PZ1210SPA Town of Stonington BOE with one stipulation. The motion was approved 4-1.

Stipulation:

1. The field hockey scoreboard shall conform to the regulations by being installed to back up to the softball scoreboard.

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Roll Call: Marseglia - approve, Hoffman - approve, Lynch - approve, Young - approve, Tamsky – deny

PZ1211SPA Town of Stonington BOE – Site Plan Application to permit municipal athletic field sponsorship panels on new scoreboard at Mystic Middle School. Property located at 204 Mistuxet Ave., Mystic. Assessor's Map 151, Block 3, Lot 11. Zone RA-20.

Mr. King explained the recent renovations made to the field. Other athletic leagues will also use the field. The expectation is that the quality of the grass on the field will improve during this spring and summer and thus be ready for use in the upcoming fall season.

A motion was made by Mr. Lynch and seconded by Mr. Young to approve PZ1211SPA Town of Stonington BOE Site Plan Application. This motion was approved.

Roll Call: Marseglia - approve, Hoffman - approve, Lynch - approve, Young - approve, Tamsky – deny

Public Hearing(s):

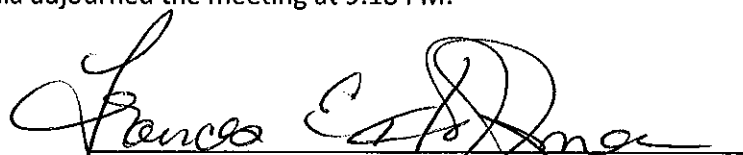
PZ1205SUP & CAM Summit Street Development, LLC - Special Use Permit & Coastal Area Management Review applications for construction of a 1-story, 4,944 square foot dental office building, parking, associated landscaping, utilities, & storm water management. Property located at the corner of Harry Austin Dr. & Masons Island Rd., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.

Mr. Brynes stated that a motion is needed to continue the hearing to the PZC meeting on June 19, 2012 at 7:30 PM.

A motion was made by Mr. Tamsky and seconded by Mr. Young to approve continuance of Public Hearing PZ1205SUP & CAM Summit Street Development, LLC, to June 19, 2012 at 7:30 PM at this location. Ms. Hoffman recommended listing continuations of hearings on the agenda when they are known with a note that the public can comment on them. The Commission discussed being careful with the language so it is both legally correct and helpful to the public. The motion to continue the hearing was unanimously approved.

Mr. Brynes explained that the upcoming public hearing schedule includes four hearings on July 17th. The Commission asked Mr. Brynes to alert the applicants that Administrative Review agenda items could be continued to the next meeting.

A motion to adjourn was made by Mr. Tamsky and seconded by Mr. Young. The motion was unanimously approved. Chairman Marseglia adjourned the meeting at 9:18 PM.


Frances Hoffman, Secretary