

Regular Meeting

The 1481st meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, December 18, 2012 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Vice Chairman John Prue at 7:01 PM. Present for the meeting were Commissioner Ben Tamsky; Alternates Gardner Young and Curtis Lynch, and Town Planner Keith A. Brynes. Commissioners Robert Marseglia, Fran Hoffman and Robert Mercer were absent.

Seated for the meeting were Mr. Prue, Mr. Tamsky, Mr. Lynch and Mr. Young.

Approval of Minutes:

Mr. Tamsky motioned to approve the minutes of the December 4, 2012 meeting; seconded by Mr. Young. The motion was unanimously approved, 4-0.

Administrative Review:

12-263ZON Pechje, LLC (Matt Eckenroth) - Zoning Permit application for change of user (personal services) & associated signage for Ink & Paint Art & Tattoo Studio. Property located at 37-39 West Broad St., Pawcatuck. Assessor's Map 1, Block 4, Lot 6. Zone DB-5.

Mr. Brynes summarized the application. The Commission denied a similar request in 2007 concluding that a tattoo studio does not meet the definition of a "personal service" in the regulations. Mr. Tamsky stated that a tattoo studio fits the definition of a "personal service" and that towns may have limited them based on prejudices.

Applicant Matthew Eckenroth, addressed the Commission regarding State regulations which require inspections and oversight by a licensed physician.

Mr. Tamsky motioned to approve the application with the reason that the application meets the definition of a personal service; seconded by Mr. Young. The motion was approved 3-1.

Roll call: Mr. Tamsky – approve; Mr. Young – approve; Mr. Lynch – approve; Mr. Prue – deny

Old Business:

PZ1227BR New England Design Builders - Application for release/reduction of Erosion & Sedimentation control bond posted to satisfy requirements of proposed construction activity related to application PZ0341SD, a 6-lot subdivision of property located on Greenhaven Rd., Pawcatuck, CT (Lindsey Lane). Assessors Map 35 Block 2 Lot 3. Zone RA-40/RR-80. Original bond instrument is a Bank check in the amount of \$8,000.00.

Mr. Brynes summarized the application. The Department of Public Works has recommended a full release of the bond.

Mr. Tamsky motioned to approve the application to fully release the bond; seconded by Mr. Lynch. The motion was unanimously approved.

PZ1229CAM Eleanor & Colin McKay - Coastal Area Management Review for demolition of existing single family residence, foundation, and portions of septic system, and construction of new SFR and septic system. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.

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Mr. Brynes recommended tabling the application pending revised plans.

Mr. Tamsky motioned to table the application; seconded by Mr. Young. The motion was unanimously approved.

PZ1220SUP & CAM Summit Street Development, LLC - Special Use Permit & Coastal Area Management Review applications for construction of a 2-story, 9,290 square foot dental office building, parking, associated landscaping, utilities, & stormwater 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. *Public Hearing closed 12/4/12, deliberations scheduled for Special 1/8/13 PZC meeting.*

Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development:

Mr. Prue stated that to date, approximately 350 people have completed the POCD online questionnaire.

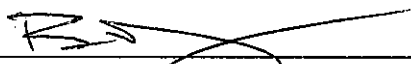
Discussion of Technical Standards Document Adoption:

Mr. Brynes noted that he expects to have a draft rewrite of the Subdivision Regulations completed in January.

Discussion of Zoning Enforcement Policies:

Mr. Prue stated that he would like the First Selectman to discuss his responsibilities as Acting Planning Director with the Commission. He is concerned about the First Selectman possibly making zoning decisions.

Mr. Prue adjourned the meeting at 7:40PM.



Ben Tamsky, Acting Secretary