

Special Meeting

The 1487th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, April 2, 2013 at Mystic Middle School, 204 Mistuxet Avenue, Mystic, Connecticut. The meeting was called to order by Chairman Robert Marseglia at 7:00 PM. Present for the meeting were Commissioners, Bob Mercer, Ben Tamsky, John Prue, and Frances Hoffman; and Alternates Eric Beverly and Gardner Young. Town Planner Keith A. Brynes and Alternate Curtis Lynch were absent.

Seated for the meeting were John Prue, Bob Mercer, Ben Tamsky, Rob Marseglia, and Frances Hoffman.

Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development – Mr. Prue said the POCD subcommittee expressed concern over the elimination of the Director of Planning position from the proposed budget. Chairman Marseglia proposed to table this discussion to the end of the night's agenda. Mr. Prue motioned to table the discussion to the end of the agenda. Ms. Hoffman seconded the motion. The motion was unanimously approved, 5-0.

Meeting Minutes:

Ms. Hoffman motioned to accept the minutes of the 3/19/13 meeting. Mr. Tamsky seconded. The motion was approved 4-0-1.

Roll Call: Prue - approve, Mercer - approve, Tamsky - approve, Marseglia - abstain, Hoffman - approve

Correspondence:

Letter from Art Sharron, Chairman of the Southeastern Connecticut Council of Governments Regional Planning Commission requesting a designated representative or alternate from the Planning & Zoning Commission. Mr. Mercer moved to appoint Ben Tamsky as representative to the Southeastern CT Council of Governments Regional Planning Commission. Mr. Prue seconded the motion. The motion was unanimously approved.

Administrative Review:

ZON13-051 Martin Olson Irrev. Trust (Chris Regan)-Zoning Permit to construct addition to greenhouse in Olde Mystic Village. Property located at Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 1 Zone TC-80.

Mr. Regan summarized his proposal to build an addition to the greenhouse in order to grow flowers for the site. Mr. Mercer motioned to approve the application. John Prue seconded the motion. The motion was unanimously approved.

ZON13-052 Martin Olson Irrev. Trust (Chris Regan) - Zoning Permit to construct addition to existing structure(Olde Mystic Village Cinemas) for a live performance theater. The addition is a reduction in size from PZ0753SUP approval, 1/15/08. Property located at Coogan Blvd., Mystic. Assessor's Map 164, Block 3, Lot 1 Zone TC-80.

Mr. Regan explained the proposed addition will include a larger stage, dressing rooms, and will be one-story. He noted that parking won't be an issue as there is sufficient on site, the roof sign is pre-existing, and the building overhang already exists. The Commission asked for sizes of the existing and proposed signs.

After discussion, Mr. Tamsky moved to approve the application, and Mr. Prue seconded the motion. Following further discussion by the commission and questioning a stipulation in the staff report, Mr. Marseglia suggested tabling the application. Mr. Mercer motioned to table the application until further clarification of the stipulation. Mr. Tamsky seconded. The motion was unanimously approved.

Alternate Gardner Young was seated for Mr. Prue for the next agenda item only. Mr. Prue recused himself, citing a possible conflict of interest due to his wife's employment by a business on the subject site.

Special Meeting

ZON13-055 Lattizori Development, LLC - Zoning permit for change of use to Personal Services for Yoga studio (Mystic Yoga Shala), and associated signage. Property located at 80 Stonington Rd., Mystic. Assessor's Map 153, Block 3, Lot 1 Zone GC-60.

Mr. Tamsky motioned to approve the application. Mr. Mercer seconded. The motion was unanimously approved.

ZON12-272 Mystic River Marina, Inc. (Flo Klewin) - Zoning permit for Kitchen Little signage. Property located at 36 Quarry Rd., Mystic. Assessor's Map 181, Block 1, Lot 81 Zone RM-15.

First Selectman Ed Haberek spoke to provide clarity on this sign issue. He acknowledged memos from Mr. Larkin and Mr. Brynes. He summarized zoning complaints from residents. There was a discussion between the commission and Mr. Haberek regarding the following:

- Mr. Haberek's role in this application
- Discussion on the responsibilities of Staff members
- Process/Role of the Planning & Zoning Commission.
- Special Use Permit: policy & clarification; what constitutes expansion vs. intensification of a business. More discussion on this topic at a later date.
- The Commission expressed frustration that a former seasonal business is now year-round and the applicant never came before this Commission to request such a change. Concern expressed that a permit was granted in May, yet there were questions that should have been resolved before permit was granted.
- Commission requested that Staff lead the applicant through the technical and detailed process of applying for signage.
- Staff needs to work through what was intended when Zoning Permit was approved.
- Mr. Prue asked Mr. Haberek to write a memo stating that any change in a Special Use Permit requires an application be put forth to the Planning and Zoning Commission.

Ms. Florence Klewin represented Kitchen Little for any questions.

Mr. Tim Murney, a longtime resident in the area, stated Mystic River Marina has been a responsible neighbor and he is a fan of Kitchen Little. However, when you combine the two businesses, the volume of traffic has increased significantly from food vendor trucks and employees coming to work at 6am, along with tourists/customers. Passing on the road is difficult when cars are parked along the street. He said adding signage will just increase this problem.

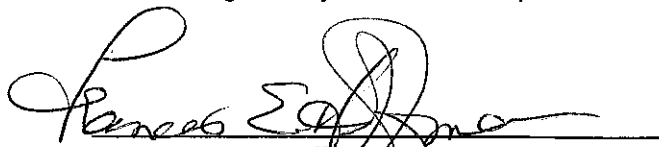
Mr. Prue moved to table this application to 4/16/13 meeting. Ms. Hoffman seconded the motion. The motion was unanimously approved.

Commission Initiatives (revisited):

This Commission expressed concern for the need for a Director of Planning to direct staff, the volunteers of the POCD subcommittee and pursue the town vision. The existing skill set/resources that the town has in place needs to match the town's skill set needed at this time.

Mr. Haberek stated there is a wealth of knowledge and talents on the current POCD committee. His concern is the need for the management piece of Staff personal. Mr. Haberek committed to spending more time with Staff to ensure all administrative issues are in place before an application is presented before a commission.

Mr. Prue motioned to adjourn the meeting. Mr. Mercer seconded. The meeting was adjourned at 10:05 p.m.


 Frances Hoffman, Secretary