

Regular Meeting

The 1499th meeting of the Town Of Stonington's Planning and Zoning Commission was held on Tuesday September 17, 2013 at the Mystic Middle school, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Robert Marseglia at 7:04pm. Present for the meeting were Commissioners Bob Mercer and Ben Tamsky, Alternates Gardner Young, Curtis Lynch, Eric Beverly; and Town Planner, Keith Brynes. Commissioners Frances Hoffman and John Prue were absent.

Seated for the meeting were Rob Marseglia, Bob Mercer, Ben Tamsky, Gardner Young, and Eric Beverly.

The Commission chose to change the order of the agenda items.

Old Business:

PZ0360SD, SUP & GPP Meehan Group, LLC – Request approval for modification of drainage design for previously approved Clairemont subdivision, now Old Mystic Estates (Toll Brothers). Property located at Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Zones RA-40 & RR-80.

Public Hearing Closed 9/3/13.

Chairman Marseglia read a memo received from Town Engineer Larry Sullivan, stating that in light of new information submitted at the 9/3/13 meeting, he has contacted an outside consulting engineering firm to aid in his final review of this drainage modification. As such, Mr. Sullivan asked the Commission to table the application. Mr. Mercer moved to table the application. Mr. Tamsky seconded. The motion was unanimously approved, 5-0.

Administrative Review:

Town Attorney Tom Londregan request for Commission confirmation and signature of the Certificate of Approval of the stipulated judgment and recording of approved plans for the Richard C. Charitable Remainder Trust II and Cherenzia Excavation, Inc. property located on Mary Hall Rd. and Greenhaven Rd.

Mr. Londregan summarized the request for the applicant to receive a certificate from the PZC confirming the approvals. Mr. Tamsky moved to approve/sign the Certificate of Approval of the stipulated judgment and recording of approved plans. Mr. Mercer seconded. Motion approved unanimously.

FY 2013 PZC Annual Report per CT General Statutes 8-19:

Staff presented the annual report. Mr. Tamsky moved to accept the Fiscal Year 2013 PZC Annual Report with the intention to submit it to the Board of Selectman. Mr. Mercer seconded. Motion approved unanimously.

ZON13-194 Antonio Mastroianni - Zoning Permit application to construct an 18' x 10' 3rd floor deck & a 20' x 10' 2nd floor deck. Property located at 59 Williams Ave., Mystic. Assessor's Map 161, Block 20, Lot 7. Zone LS-5. Staff recommended tabling application until additional information from the Fire Marshal is received. Mr. Mercer moved to table the application. Mr. Tamsky seconded. Motion approved unanimously.

Director of Public Works Joe Bragaw – Request review and approval to perform guide rail installation on areas of two Town-designated Scenic Roads: Upper Al Harvey Rd. and the south end of Wheeler Rd. Mr. Bragaw was present to provide details on the guide rail installation project. Mr. Young moved to approve the request. Mr. Tamsky seconded. Motion approved unanimously.

Hendels Shell Stations, LLC – Discussion of elimination of Stipulation of Approval #2 for previously approved application PZ0923SPM & GPP requiring closure of the business from 12:00AM to 5:00AM. Property located at 466 Liberty St., Assessor's Map 20, Block 3, Lots 1&2. Zone HI-60. Mr. Brynes discussed the request letter submitted from Mr. Hendel and shared Don Sadowski's memo stating he is against the expansion of hours of

Regular Meeting

operation. An additional letter from Mr. Hendel was submitted earlier in the day asking for elimination of the plantings and fence buffer. Mr. Tamsky moved to require a new site plan application, with a public hearing, for expansion of hours and removal of plantings. Mr. Mercer seconded. After some discussion, both Mr. Tamsky and Mr. Mercer withdrew their motions. Jerry Collett, Hendel's Operations Manager, explained why they wanted to move the plantings and, due to transplanting requirements, the time sensitivity for a decision. Mr. Tamsky motioned to approve the application with two stipulations, noting that this motion does not address the request for a change in the hours of operation. Mr. Mercer seconded the motion. Motion approved unanimously.

Stipulations:

The applicant shall submit a letter stating abandonment of 2 north lots for residential use a note on the map (exhibit #1) stating he removed the plantings and fence screening

Mr. Tamsky motioned to require the applicant submit a site plan application, requiring a public hearing, for any change of hours of operation request. Mr. Mercer seconded. Motion approved unanimously.

Commission Initiatives:

Discussion of Director of Planning Position: Mr. Haberek provided an update on the part-time position, stating he was hopeful the Board of Finance will approve funding for the position so they can begin interviewing. He stated that they have several qualified candidates.

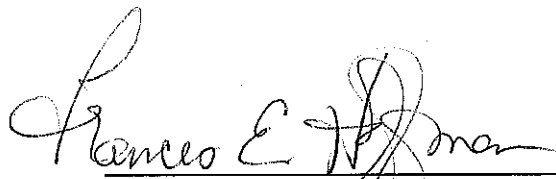
Mr. Haberek also shared plans for a community meeting to be held on 9/30/13 where representatives from the PZC, Economic Development Commission, Police Commission, Board of Selectman, and the public, will meet to share ideas and concerns. An agenda will be devised by the various commission Chairs, and there will be a meeting announcement in the newspaper. The proposed meeting location will be at The Creamery in downtown Pawcatuck.

Discussion of draft Regulation Amendment to permit the keeping of hens: Mr. Brynes stated that the CLUC*K organization will be present at the 10/1/13 meeting for discussion with the Planning & Zoning commissioners.

Meeting Minutes:

All action on past minutes was tabled until Ms. Hoffman is present.

Mr. Tamsky motioned to adjourn the meeting. Mr. Young seconded. Motion approved unanimously. The meeting adjourned at 8:27pm.



Frances Hoffman, Secretary