

## Special Meeting

The 1351<sup>st</sup> meeting of the Stonington Planning and Zoning Commission was held on May 1, 2007, at the Mystic Middle School at 7:00 p.m. Present for the meeting were: Commission members Alisa Morrison, Paul Altman, Charles Sneddon, and Alternate Paul Holland. Also in attendance were Town Planner Keith Brynes and Director of Planning Jason Vincent.

Seated for the meeting were: Paul Holland, Alisa Morrison, Paul Altman, and Charles Sneddon presiding.

Chairman Sneddon called the meeting to order at 7:00 p.m.

Chairman Sneddon announced that because only three Commissioners would be seated for Public Hearing, **PZ0707ZC Town of Stonington** would not be heard. The Public Hearing date was rescheduled for June 5, 2007.

**Consent Agenda:**

**07-114ZON Thomas Capalbo** - Review of a zoning permit for the replacement of an internally illuminated wall sign at 37 South Broad Street, Pawcatuck (Brooks to Rite Aid). Assessor's Map 14, Block 1, Lot 4.

Mr. Brynes presented a brief history of the 1993 Special Use Permit for the site and distributed photos of the proposed sign.

*Mr. Holland motioned to approve the application as consistent with the Special Use Permit and Ms. Morrison seconded. Motion carried 4-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Alisa Morrison – approve, Charles Sneddon - approve

**Old Business:**

**PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan. Draft Approved as Amended, 2/20/07. **The Draft Open Space Plan is on file in the Town Clerk's Office.**

No action required: Public Hearing scheduled for 5/15/07

**PZ0705RA Lattizori Development** - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Special Detached Signage language (Section 7.12).

No action required. Public Hearing continued to 6/19/07

**PZ0706RA Town of Stonington** – Zoning Regulation Amendment to ZR 6.6.5 Drive-in Windows to remove the maximum distance a window can be from a street.

No action required. Public Hearing rescheduled for 5/15/07 #2

**PZ0716CAM Patricia Reardon & Eugene Winchester (Karl Norton)** - Application for a Coastal Area Management Review for construction of a single family residence on a 1.75 acre parcel. Property located at 46 Nauyaug Point Rd., Mystic, CT. Assessor's Map 179 Block 4 Lot 12. Zone RA-20.

Michael Scanlon, engineer with DiCesare - Bentley, and Karl Norton, architect, presented the application and answered questions from the Commission.

*Mr. Holland motioned to approve the application, finding it consistent with Coastal Area Management, with 2 stipulations recommended by staff and Ms. Morrison seconded. Motion carried 4-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Alisa Morrison – approve, Charles Sneddon – approve

**Stipulations:**

1. Final plans must include septic system design sheet and must be reviewed to the satisfaction of the Town Sanitarian regarding compliance with the State Health Code.
2. Final plans must be reviewed to the satisfaction of the Town Engineer with direction that the Commission prefers a stable driving surface that reduces erosion while allows some level of porosity.

**PZ0717CAM Ram Point Cove, LLC (Jeff Brown)** - Application for a Coastal Area Management Review for construction of a single family residence on a 0.87 acre parcel. Property located at 22 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 35. Zone RA-20.

The application was presented by Michael Scanlon, engineer with DiCesare / Bentley.

*Mr. Holland motioned to approve the application as consistent with Coastal Area Management and Ms. Morrison seconded. Motion carried 4-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Alisa Morrison – approve, Charles Sneddon - approve

**PZ0718ZC & CAM Edward & Andrea Besky** - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RM-20.  
No action required. Public Hearing set for 5/15/07 #1

Chairman Sneddon called a five minute recess.

**Public Hearing: 7:30 p.m.:**

Mr. Altman read the call for Public Hearing A:

**PZ0715SUP Pequot Mystic Hotel, LLC. (Walter Kunzmann)** - Special Use Permit Application for approval of a special detached sign (100 sq ft) to replace existing detached sign. Property located at 20 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.

The application was presented by Robert Birmingham. After discussion with the Commission, Mr. Birmingham stated he wished to withdraw this application.

*Mr. Holland motioned to go into Executive Session and Mr. Altman seconded. Motion carried 4-0.*

Roll Call: Paul Altman – approve, Paul Holland – approve, Alisa Morrison – approve, Charles Sneddon - approve

**Executive Session:**

- A. Girouard Associates, Inc., v. Stonington Planning and Zoning Commission

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Paul Altman, Acting Secretary