

MINUTES  
PLANNING COMMISSION  
JANUARY 27, 2009 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Sherrard, Steinford  
Alternate members present: Fitzgerald, Kane, Zod  
Staff present: Davis, Glemboski, Gilot

Chairman Sherrard opened the meeting with roll call at 7:02 p.m.

II. ELECTION OF OFFICERS

MOTION: To elect Sherrard as Chairman of the Planning Commission for 2009.

Motion made by Fitzgerald, seconded by Roper, so voted unanimously.

Chairman Sherrard told the Commission that he spoke with the Town Attorney regarding the option of choosing one person to serve as both the Vice Chairman and Secretary, and was advised that would be allowed.

MOTION: To elect Pritchard as Vice Chairman and Secretary of the Planning Commission for 2009.

Motion made by Munn, seconded by Steinford, so voted unanimously

III. APPROVAL OF THE MINUTES OF meeting of December 9, 2008

MOTION: To approve the minutes of December 9, 2008 as amended.

Motion made by Roper, seconded by Pritchard. Motion passed 4-0-1, 1 abstention (Steinford).

IV. PUBLIC COMMUNICATIONS

Sidney Van Zandt, 3 Front Street, Noank, addressed the Commission regarding the tentative joint meeting of the Planning and Zoning Commissions and asked the Commission to consider the water supply and watershed areas, the DWQMP recommendations, and provided some history of Eccleston Brook. Ms. Van Zandt also provided to the Commission handouts with her comments, a memo from Dr. James Kremer dated January 9, 2007 regarding Wal-Mart SuperCenter proposed development, and an article from the *Economists' Voice* titled, "Valuing Ecosystem Services".

V. SUBDIVISIONS

1. Emerald Estates Subdivision, Patricks Court

MOTION: To reduce a bond for the Emerald Estates Subdivision to \$24,528.00, in accordance with the Town Engineer's recommendation of 1/13/09.

Motion made by Pritchard, seconded by Seinfeld, so voted unanimously.

## VI. SITE PLANS

1. Boulder Heights/Carriage Park, Colver Avenue – Request for extension for start of construction

Staff suggested that Commission table this request to the next regular meeting so that he can review the files for the four land use permits for this project.

MOTION: To table the extension request for Boulder Heights/Carriage Park, Colver Avenue, to the next regular meeting.

Motion made by Roper, seconded by Munn, so voted unanimously.

2. Submarine Car Wash Modifications, 565 Route 12

Clint Brown, DiCesare-Bentley Engineers presented the application. The site is located in Scheetz Plaza on Route 12. The applicant proposes to convert the northernmost end unit into an auto detail area for vehicles coming out of the existing car wash, and to convert a storefront centrally located in the plaza, formerly a nail salon, into a small take-out restaurant. The proposed physical improvements were detailed, including the parking, overhead door at the front of the building, landscaping and traffic circulation. The shared parking analysis with the new uses will remain the same. The auto detail center was explained. The definition of detailing was supplied by Mr. Brown and incorporated information received by the applicant. Mr. Brown said this parcel is located in the WRPD and those requirements have been addressed. The materials stored at the carwash were discussed. The staff of the car wash will be moving the vehicles in and out of the detail area. The traffic circulation was reviewed. The Commission discussed sign boards on Route 12 and parking in fire lanes.

MOTION: To approve a site plan for a detailing shop and a restaurant to be known as Submarine Car Wash Modification, 565 Route 12 with the following modifications:

1. A separate sign permit with location and details will be provided by the owner in a separate application. This application denotes no changes to signage.
2. The sign posts shall be removed from the lightpole on the eastern side of the site.
3. This approval does not remove street trees or other landscaping previously approved and planted within the state right of way. Separate approvals through the Town and the State will need to be achieved to make modifications in this area.
4. Technical items of staff shall be addressed.

Motion made by Sherrard, seconded by Pritchard, so voted unanimously.

## VII. OLD BUSINESS

1. Land Use Regulation Update Project

Staff distributed a status report on the regulation amendments and discussed the timelines. Staff hopes to have a special joint meeting with the Planning and Zoning Commissions at a date late in February. The Commission will review their calendars and tentatively consider one of the following dates of Wednesday, February 25<sup>th</sup>, Thursday, February 26<sup>th</sup>, Tuesday, March 3<sup>rd</sup> or Thursday March 5<sup>th</sup> for a joint special meeting. This will be further discussed at the next meeting.

Fitzgerald requested that staff review the regulations regarding drive-thru stacking, and add this as a discussion item during the regulation review.

Steinford asked staff for clarification regarding limitations on commercial speech in signage. Staff explained public speech versus private speech.

2. Review of Planning Commission By-laws

The Town Attorney is still reviewing the by-laws.

VIII. NEW BUSINESS

1. Report of Commission

Pritchard said he attended the Committee of Chairpersons and it was discussed that the CT Siting Council will be looking at alternate energy sources under their jurisdiction. Pritchard would like staff to monitor this and report back on any developments.

Pritchard discussed the Town of Stonington's parking regulations for downtown Pawcatuck.

Kane said the last two meetings of the Phase II School Design Committee were cancelled.

Kane attended a Thames Street Rehabilitation Study Committee last Wednesday. The committee discussed the colors of brick to be used, and the concern that the light fixtures chosen for the east side do not meet "dark sky" standards.

Roper said there was a Regional Planning Commission meeting last night, but he did not attend.

IX. REPORT OF CHAIRMAN

The Chairman gave a brief update of the Committee of Chairs meeting held last night.

Chairman Sherrard reminded the Commission that the CIP special meeting of the Planning Commission is Thursday at 6:00 p.m. Munn said he will not be there. Sherrard asked Munn to send any comments to staff prior to the meeting.

Chairman asked staff to see if any information has been received about the Connecticut Federation of Planning & Zoning Agencies' annual awards meeting usually held in March at the Aqua Turf restaurant.

Chairman Sherrard said he will not be at the February 10, 2009 meeting.

X. REPORT OF STAFF

Staff asked the Commission to support the Town and department budgets.

Staff said that Jim Streeter will speak on the history of the Avery Point Lighthouse on Thursday, February 5, 2009, at 6:30 p.m. at the Fairview Auditorium.

Staff mentioned that he has a list of free CCM workshops available for Commission members to attend if they are interested.

Staff said the Town received the STC certificate for the Senior Center project.

Staff is a member of the state chapter of the American Planning Association (APA), which tracks legislation and advised the Commission that State Representative Brendan Sharkey had been appointed to head up the Smart Growth Working Group. The group's legislative agenda and other information are available online from Representative Sharkey's link on the State's General Assembly website ([www.cga.ct.gov](http://www.cga.ct.gov)).

Roper asked if possible stimulus-funded projects are being promoted. Staff said yes, the Streetscape was one. Shovel-ready projects were briefly discussed.

The Chairman said that the Town Manager, Wes Greenleaf from the Board of Education, and Gary Schneider from Public Works will be at the CIP special meeting on Thursday.

XI. ADJOURNMENT

Motion to adjourn at 8:15 p.m. made by Roper, seconded by Steinfeld, so voted unanimously.

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Jeffrey Pritchard, Vice Chairman/Secretary  
Planning Commission

Prepared by Debra L. Gilot  
Office Assistant II