

MINUTES
ZONING COMMISSION
JULY 6, 2011 - 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Cady, French, Haviland, Sutherland, O'Neill
Absent: Hudecek, Marquardt
Staff: Davis, Doolittle

Acting Chairman Haviland called the meeting to order at 7:00 p.m. and seated Sutherland for Hudecek and Cady for Marquardt.

II. APPROVAL OF THE MINUTES OF June 1, 2011 and special meeting of June 9, 2011.

MOTION: To approve the minutes of June 1, 2011 as written.

Motion made by French, seconded by O'Neill. Motion passed 4-0-1, with Cady abstaining.

MOTION: To approve the minutes of the special meeting of June 9, 2011 as written.

Motion made by French, seconded by O'Neill. Motion passed 3-0-2, with Haviland and French abstaining.

Commissioner Haviland noted that his absence at the June 9th meeting was a result of him not receiving the agenda packet until the day after the special meeting.

III. PUBLIC COMMUNICATIONS - none

IV. NEW BUSINESS

1. Request for Extension of Special Permit #241, 53 West Main Street

David and Annette LaPietra, Applicant, addressed the Commission detailing their desire to operate a hot dog cart in downtown Mystic. Staff stated that the original special permit allowed for the permit to be extended without a public hearing. Staff reviewed the plaza redesign per the Mystic Streetscape Project. The Applicants are aware that they may need to vacate the site before the approved termination date.

MOTION: To approve an extension of special permit #241 for a single food vendor care (Dave and Annette LaPietra dba "Happy Dawgs") to be located at 53 West Main Street, subject to the following conditions:

1. Unless specifically modified herein, compliance with all terms and conditions of the original special permit approval;
2. The use as approved shall commence no sooner than July 23, 2011 and shall cease no later than October 1, 2011, with the exception that the permitted terminal date may be sooner at the sole discretion of the Mystic Streetscape Project Manager

Motion made by French, seconded by O'Neill.

After discussion on the motion, a motion to amend the start date from the July 23, 2011 to July 16, 2011. Motion made by O'Neill, seconded by French. Motion passed unanimously.

The main motion, as modified, then passed unanimously.

2. Receipt of New Applications

Special Permit #321, 0 Yetter Road (Whittle Earth Products)

A public hearing date of September 7, 2011 was set.

V. REPORT OF CHAIRMAN - none

VI. REPORT OF STAFF

Staff noted that they are drafting regulation amendments that the Commission will receive in August regarding special permit standards and site plan objectives. The changes to special permit objectives/standards will be based upon the 2002 POCD recommendations, which were handed out to the Commission. The changes to site plan objectives will incorporate an appropriate reference to CGS8-26 and will tie the objectives to recent amendments (i.e. stormwater regulations, flood regulations, landscaping, etc.). It was also agreed in concept that the language will incorporate the principle that no one standard necessarily takes precedence over any other, in that each special permit application and site plan are unique.

VII. ADJOURNMENT

Motion to adjourn at 7:30 p.m. made by O'Neill, seconded by French, so voted unanimously.

Zoning Commission

Prepared by Katie Doolittle, Office Assistant II