

Regular Meeting

The 1687th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education District Office at 40 Field Street, Pawcatuck, on Tuesday, January 18, 2022. The meeting was called to order by Commissioner Ben Philbrick at 7:00pm. Also present for the meeting were Commissioners Fred Deichmann, Charles Sheehan, Ryan Deasy, Lynn Conway, Alternates Gary Belke, Marjorie Selinger, and Andy Meek; and Town Planner Keith A. Brynes.

Seated for the meeting were Ben Philbrick, Fred Deichmann, Ryan Deasy, Charles Sheehan, and Lynn Conway.

Minutes:

Mr. Deasy moved to approve the December 7, 2021, meeting minutes, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Commission:

Consideration of a pre-moratorium cannabis establishment application policy.

Mr. Brynes explained the process for a regulation amendment for the temporary moratorium on cannabis establishment applications until a zoning regulation can be further considered and established. Because this takes time, Mr. Brynes presented a proposed policy for those applications that may come in the meantime, as allowed by law. Staff has recommended that the application be treated similarly to off-premise liquor sales for retail cannabis licenses, and distillery for cultivator and similar licenses. Ms. Conway asked about the timeline for posting the regulation amendment hearing. Ms. Conway asked about other options for the interim. Mr. Brynes stated there are other options, but there is more oversight by treating them as off-premises liquor sales or distilleries and allowed in less districts. The commission discussed the six-month moratorium duration and that additional time may be needed.

Mr. Deichmann moved to approve the temporary policy, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Preliminary discussion of Town of Stonington Affordable Housing Plan adoption process

Mr. Brynes discussed adoption of the plan that is required by June 1, 2022. Staff recommends having a public hearing and then a vote on adoption of the plan in March. The commission will have the opportunity to discuss the plan through the hearing and can make amendments to the plan as needed. The plan will be made available to the public in advance for their review and the commission discussed publicizing it well.

Administrative Review:

Request amendment of **PZ2124SD & CAM Oakwood Ave, LLC**, approval stipulation #4 to "As-built plans for relocated sewer line shall be provided to the Town prior to issuance of a Certificate of Occupancy of Lot 3" (17 Oakwood Ave.).

Mr. Brynes summarized the application. The applicant is requesting amending one of the stipulations of the previous approval. Engineer Gregg Fedus explained that they would prefer to move the sewer line after construction so that the new line isn't subject to potential damage from the construction of the homes. It is also not ideal to perform the sewer line move in January. The commission asked about protections for the line and depth of the line. Mr. Brynes reviewed WPCA's comments which state they are not in support of changing the stipulation without additional information on how they will build the house with the old line there. There has already been damage to the line which they have repaired. Brian McCormick, resident in the rear at 12 Johnson Street, stated that they hit the sewer line during

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excavation of Lot 3 which was repaired by the developer on December 10 and December 15 causing temporary loss in service both times. Mr. McCormick expressed his concern with his experience with the developer thus far. Mr. Sheehan stated that they need a plan that is approved by WPCA prior to making any decisions. Mr. Fedus stated that the WPCA Director was in favor previously, but these events may have changed the situation. Mr. Fedus stated that despite the issues, the best course of action would be to relocate the line at the close of construction. Mr. Fedus stated this was the most practical course of action, not a cost mitigating measure. Mr. Sheehan expressed concern with the repair and not knowing what condition it is in. The applicant offered to have the current line inspected. Ms. Conway asked the timeline for the construction. The applicant stated that they would be finished with heavy machinery in April/May and would be able to complete the move at that point. Mr. Fedus expressed concern with tying into the main in January/February due to snow removal potential. Mr. Deasy recommended a stipulation for an inspection of the temporary repair with WPCA, and coordination with WPCA for the future work schedule.

Mr. Sheehan moved to approve the application with stipulations to inspection of the repair by WPCA and further coordination of plans with WPCA, seconded by Mr. Deichmann, all in favor 5-0, motion approved.

Old Business:

PZ2126CAM Joseph & Lori LaRosa (G. Fedus) - Coastal Area Management Site Plan Review application in response to NOV#21-011 for the construction of multiple retaining walls within the CAM designated boundary. Property located at 39 Lindberg Rd., Stonington. Assessor's Map 129, Block 1, Lot 4. Zone RM-20.

Engineer Gregg Fedus noted that at the previous meeting they did not have sign off from DEEP. DEEP has since issued a communication that the violation has since been resolved.

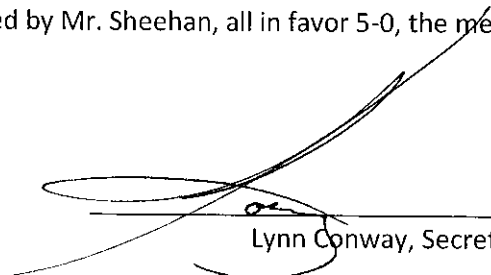
Mr. Brynes reviewed the recommended stipulations from the staff report.

Mr. Deasy moved to approve the application with stipulations, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Stipulations:

1. Final plans shall be filed in the Town's Land Evidence Records after Commission signature.
2. Zoning and Building Permits shall be submitted for walls over 3' in height.

Mr. Deichmann moved to adjourn, seconded by Mr. Sheehan, all in favor 5-0, the meeting adjourned at 8:09pm.



Lynn Conway, Secretary