

**Regular Meeting
Final Minutes**

The 1739th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education Office, 40 Field Street, Pawcatuck, on October 17, 2023. The meeting was called to order at 7:00 PM by Chairman Charles Sheehan. Also present for the meeting were Commissioners Ryan Deasy, Andy Meek, Gary Belke, and Lynn Conway; Alternate Bennett Brissette, and Town Planner Clifton Iler. Ben Philbrick was not present.

Seated for this meeting were Ryan Deasy, Charles Sheehan, Gary Belke, Andy Meek and Lynn Conway.

Minutes:

Mr. Deasy made a motion to approve the minutes of September 27, 2023, as written, seconded by Mr. Belke, all were in favor, 5-0.

Mr. Deasy made a motion to approve the minutes of October 3, 2023, as written, seconded by Mr. Belke, vote was taken 4-0-1. In Favor: Sheehan, Deasy, Belke, Meek; Abstained: Conway.

Administrative Review:

23-246ZON Mystic Alchemy, LLC (P. Zagarenski) - Zoning permit application for a change of use from Office to Tourist Home. Property located at 3 Main St., Old Mystic. Assessor's Map 166 Block 4 Lot 6. Zone CS-5.

This agenda item was moved to the meeting order prior to adjournment of this meeting. Mr. Iler discussed the history and change of use of this lot.

Mr. Deasy made a motion to approve the application, seconded by Ms. Conway, all in favor, 5-0.

Old Business:

PZ2323BR Spruce Meadows, LLC - Bond Reduction/Release application for work performed under PZ1203SUP & GPP TFB3 LLC, applications for construction of two multi-unit residential structures and associated improvements. Property located at 100 South Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 5. Zones LS-5 & RR-80.

Comments from the Town Engineer were received and reviewed by the Commission. Mr. Deasy made a motion to approve the application as submitted, seconded by Ms. Conway, all in favor, 5-0.

Public Hearing(s):

Seated for the public hearing were Mr. Sheehan, Mr. Deasy, Mr. Belke, Ms. Conway, and Mr. Meek.

Town of Stonington Planning & Zoning Commission - Adoption of Phase 1 of the Zoning Regulations Comprehensive Rewrite. PH continued from 9/19/23.

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Mr. Deasy made a motion to proceed with the continuance of the public hearing, seconded by Ms. Conway, all were in favor, 5-0.

Mr. Iler clarified that there were technical issues and they cannot hear Francisco Gomes from FHI Studios, however he was present and able to listen to the meeting online.

Public Comment:

Carlene Donnarummo, 22 Oakwood Ave, submitted a list of grammar / syntax issues relating to commas, percentage signs, formatting, duplicate words, capitalization, and spacing, amongst other items.

The commission discussed the incorporation of these changes into the motion this evening. However, if it is a change of meaning or substance then it may be further reviewed.

Mr. Deasy made a motion to close the public hearing at 7:18 PM, seconded by Ms. Conway, all were in favor, 5-0.

Mr. Deasy made a motion to approve the adoption of Phase 1 of the Zoning Regulations Comprehensive Rewrite with the added stipulation that the syntax and grammar changes found by Ms. Donnarummo be applied and those recommendations with substantial changes will be further discussed, seconded by Ms. Conway.

Mr. Sheehan extended thanks to all staff members, as well as Francisco Gomes, for their assistance.

A second stipulation was added that Phase 1 shall become effective within 30 days, seconded by Ms. Conway, all were in favor, 5-0.

Mr. Meek excused himself for the rest of the evening. Alternate Bennett Brissette was seated in his place.

P22318RA Paul & Sharyne Cerullo – Zoning Regulation Text Amendment to clarify Agricultural Heritage District (AHD) ZR §7.24.3.2 definition of contiguous parcels of land in common ownership divided by a street.

Mr. Cerullo discussed their reasoning for initially bringing this application to the Commission, per request of Mr. Iler. Mrs. Cerullo read the legal definition for the word "contiguous".

Ms. Conway questioned the way the text change is written, specifically regarding the 500-foot abutting requirement and the true intent of this language. The Commission agreed that a diagram would be helpful for this definition in Phase 2. One restriction should apply to the road frontage and how much should be required (at least 500 feet), and another restriction or clarification that those sections may not be a certain distance away.

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Public Comment:

Ben Tamsky, 5 Edgemont St., Mystic, expressed that the language is clear and agreed with the intent.

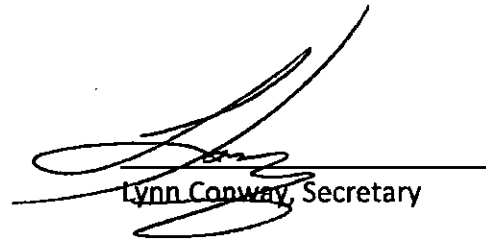
Mr. Iler clarified that this text change is only for the Agricultural Heritage District regulation.

Mr. Cerullo clarified that the Police Commission has approved the change to the regulation language.

Mr. Deasy made a motion to close the public hearing at 7:39 PM, seconded by Mr. Brissette, all were in favor, 5-0.

Mr. Deasy made a motion to approve the amendment as submitted with a stipulation that a diagram is submitted with the change in order to provide clarification, seconded by Ms. Conway, all were in favor, 5-0.

Mr. Deasy made a motion to adjourn the meeting, seconded by Ms. Conway, all were in favor, 5-0. The meeting was adjourned at 7:42 PM.



Lynn Conway, Secretary