

Special Meeting

The 1688th 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, February 1, 2022. The meeting was called to order by Vice Chairman Fred Deichmann at 7:00pm. Also present for the meeting were Commissioners Charles Sheehan, Ryan Deasy, and Lynn Conway; Alternates Gary Belke, Marjorie Selinger, and Andy Meek; and Town Planner Keith A. Brynes. Chairman Ben Philbrick was absent.

Seated for the meeting Fred Deichmann, Ryan Deasy, Charles Sheehan, Lynn Conway, and Andy Meek.

Minutes:

Mr. Deasy moved to approve the minutes of the January 4, 2022 meeting as amended, seconded by Mr. Sheehan, all in favor 5-0

Mr. Deasy moved to approve the minutes of the January 18, 2022 meeting, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Commission Discussion:

Preliminary discussion of Open Space Development. Property located at South Anguilla Rd., Pawcatuck. Assessor's Map 49, Block 2, Lot 1. Zone GBR-130.

Mr. Brynes summarized the open space development process. Brandon Flack presented the proposal for feedback. The lot is 42 acres located on South Anguilla Road. Mr. Flack reviewed their steps so far including soil testing, surveying, wetlands delineation, and conservation commission approval. Mr. Flack reviewed the open space development regulation and why it works for their property. Mr. Flack reviewed the conceptual lot yield plan for a conventional subdivision which has 8 lots and 15% open space. It is possible, but some lots have significant wetlands. Mr. Flack then presented the conceptual yield plan for an open space development which provides 50% open space with eight two acre lots. The wetlands would then be divided equally across the developed land and the open space. Stonington Land Trust has shown interest in taking the open space and the conservation commission has supported this unanimously. Mr. Sheehan questioned the alleyways in the conventional plan to create frontage. Mr. Brynes explained in a GBR-130 zone a wetlands crossing is not allowed. Mr. Sheehan stated he would like the Zoning Enforcement Officer's opinion on the legality of those lots with the alleyways. They had planned 3,000SF homes for the lots. The applicant plans to create a formal application in the next 2-3 months. The commission provided positive feedback on the plan. Mr. Flack asked about the variance process because the regulation around the wetland calculation for the open space.

Old Business:

PZ2133SPA & CAM Latimer Point Condominium Assoc. - Site Plan & Coastal Area Management Review applications for a replacement shed, a new shed, reconstruction of the portion of deck stairs, installation of a new septic system, enlarge 1-story dwelling to 1.5-story dwelling, modification of decks, and construction of a new covered porch. Properties located at 26 East Shore Rd., 8 Crooked Rd., 107 Latimer Pt. Rd., and 126 Latimer Pt. Rd., Stonington. Assessor's Maps/Blocks/Lots: 154/5/8, 154/4/17, 154/4/2, & 154/3/2. Zone RM-20.

Mr. Brynes reviewed the application. The association bundles their small changes into an annual plan for the community. Mr. Brynes stated that the changes are very small and all are outside of the flood plain so there are no issues with that. No comment from DEEP and one comment from the Town Engineer.

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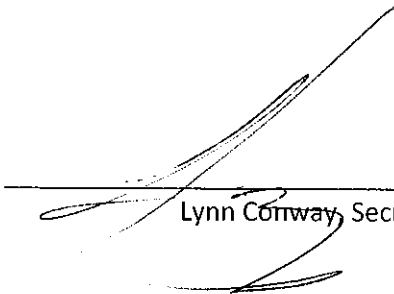
Mr. Brynes reviewed the recommended stipulations. Ms. Conway asked about the FAR with these changes. Mr. Brynes stated they calculate and manage the calculations and are still under it.

Mr. Sheehan moved to approve the application with the recommended stipulations and a clarification that the shed is 10' x 8', seconded by Ms. Conway, all in favor 5-0, motion approved.

Stipulations:

1. Individual Zoning Permits for site development plans shall be submitted prior to construction.
2. Improvements shall conform to Public Health Code Requirements as determined by CTDEEP.
3. Final plans shall be reviewed to the satisfaction of the Town Engineer regarding E&S measures for Unit 52.
4. The replacement shed on 24 East Shore Dr. shall be 10' x 8'.

Mr. Sheehan moved to adjourn, seconded by Mr. Deasy, all in favor 5-0, the meeting adjourned at 7:44pm.



Lynn Conway, Secretary