

## Special Meeting

The 1697<sup>th</sup> 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, June 7, 2022. The meeting was called to order by Chairman Ben Philbrick at 7:00pm. Also present for the meeting were Commissioners Fred Deichmann, Charles Sheehan, Lynn Conway, and Ryan Deasy; Alternates Gary Belke, Andy Meek, and Marjorie Selinger; and Town Planner Keith A. Brynes.

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

### Minutes:

Mr. Deichmann moved to approve the minutes of May 17, 2022, seconded by Mr. Deasy, all in favor 5-0, motion approved.

### Commission:

Stonington 2017 Hazard Mitigation Plan Progress Review

Mr. Brynes explained that it is time to update this plan, referencing the current recommendations in the staff report. The Mitigation Plan is part of the Community Rating System which provides a discount on flood insurance to homeowners.

### Administrative Review:

**ZON22-119 Ocean Breeze Land Co.** – Zoning permit application for the renovation of a portion of the restaurant building lower-level seasonal bar including the addition of 10 seats. Property located at 5 Williams Ave., Mystic. Assessor's Map 174 Block 12 Lot 10-3. Zone LS-5.

Mr. Brynes summarized the application. Rocks 21 is proposing a renovation under the previously approved deck to accommodate an additional 10 seats. Architect Stephen Nousiopolous presented the plan to allow for additional outdoor seating. The area will become an area of refuge providing cover from inclement weather for those enjoying the outdoor area. Mr. Deasy asked about the exterior lighting. They will not change the lighting, they are mostly changing the windows and doors in the area, and there will not be a kitchen on the lower level, just a bar. Mr. Sheehan asked about the seating count. Mr. Nousiopolous stated they are still below the overall seating capacity. Mr. Brynes stated that they are approved for 120 seats indoors and 75 outdoors currently. Ms. Conway clarified that they are not increasing the outdoor seating capacity to 85 seats.

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

### Stipulation:

1. The 10 seats are part of the 75 previously allowed outdoor seats.

**ZON22-123 Clavdy, LLC** – Zoning permit application for the placement of temporary/seasonal mobile restrooms on site. Property located at 20 Old Stonington Rd., Stonington. Assessor's Map 153 Block 2 Lot 4. Zone GC-60.

## Special Meeting

The applicant has withdrawn the application.

**Old Business:**

**PZ2214SPA & CAM Latimer Point Condominium Assoc., Inc.** – Site Plan & Coastal Area Management Review application for a 10' x 6' shed and expansion of a roofed shower. Property located at 12 Center Drive, Stonington. Assessor's Map/Block/Lot: 154/4/31. Zone RM-20.

Mr. Brynes explained the permit process for the Latimer Point Condo Association and how the bulk regulations work for the property. The proposed additions are minor. Mr. Brynes reviewed the proposed stipulations from the staff report.

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

**Stipulations:**

1. Zoning Permit shall be submitted prior to construction.
2. Improvements shall conform to Public Health Code Requirements as determined by CTDEEP.

**Public Hearing:**

**PZ2213SD Brandon & Cynthia Flack** – Subdivision application for a 9-lot Open Space Development (OSD). Property located on South Anguilla Rd., Pawcatuck. Assessor's Map 49, Block 2, Lot 1. Zone GBR-130.

Brandon Flack presented the subdivision site plan. They purchased the land with the intent to build their own home and create additional building lots which they have proposed through an open space development. The plan will create a permanent greenway, protect the wetlands on site, and create eight building lots. The conventional subdivision would only provide 15% of the property as open space. The conventional plan uses the majority of the frontage whereas the open space keeps the frontage on the north end of the lot. Mr. Flack reviewed the access for the site from South Anguilla. Mr. Deichmann asked about the driveway access and why they have not lessened the driveways. Mr. Flack explained that they had to take into account stone walls and wanted to give more flexibility where the homes could be built. The plan is conceptual for the purposes of the application. Mr. Sheehan stated he feels that the lots are not practicable, but does meet the regulations and therefore must be accepted. Mr. Flack spoke about the sightlines on the planned access to the homes. Mr. Sheehan stated his concern for angular collisions on the closer together driveways. The driveways are relatively flat as well. The applicant asked if the commission would prefer for them to condense the driveways. Mr. Sheehan stated he thinks it would be a beneficial change if they are able to. Mr. Flack demonstrated how they may be able to combine the drives for lots 5, 6, and 8.

**Public Comment in Favor:**

Bill Rutan, abutting land owner to the property spoke in support of the open space development plan and its benefit to the neighborhood. He stated the lot sizes are still fairly large.

## Special Meeting

## Public Comment Against:

Rick Newton, stated that Avalonia has not expressed interest in the land and has concerns about the value of the land for open space. He is also concerned about the preservation of 24-foot trees on site.

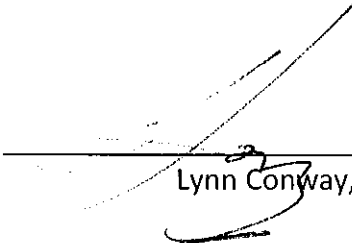
## Rebuttal:

Mr. Flack stated he spoke with David of Avalonia and they have expressed interest in pursuing it further as well as another land trust. Mr. Flack stated that the regulations stated that where practical trees over 24 feet be maintained and while it is not indicated on the plan, it will be taken into consideration.

Mr. Brynes reviewed the regulations and how it affects the lot configuration. The open space can be owned by a land trust or a homeowners' association. If privately owned, public access can be stipulated. Mr. Brynes stated that they must apply for a Groundwater Protection Permit as well. Mr. Brynes reviewed the staff comments. The Town Engineer still needs to provide comments as well. He stated that the hearing will need to remain open for these items. Ms. Conway recommended adding a stipulation that public access be provided for the open space and parking would need to be included.

Mr. Deasy moved to continue the hearing to the June 21, 2022 meeting, seconded by Mr. Sheehan, all in favor 5-0, motion approved.

Mr. Deasy moved to adjourn, seconded by Mr. Deichmann, all in favor 5-0, the meeting adjourned at 7:58pm.



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Lynn Conway, Secretary