

## Regular Meeting

The 1534<sup>th</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday January 20, 2015 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Present for the meeting were Commissioners Ben Tamsky, Bob Mercer, and Curtis Lynch; Alternate Gardner Young, and Town Planner Keith Brynes. Absent were Commissioner Frances Hoffman and Alternate Shaun Savoie. Commissioner John Prue arrived late.

Seated for the meeting were Ben Tamsky, Curtis Lynch, Bob Mercer, and Gardner Young.

### Minutes:

Motion to approve minutes #1529 by Gardner Young, seconded by Bob Mercer. All in favor 4-0.

Motion to approve minutes #1531 by Gardner Young, seconded by Bob Mercer. All in favor 4-0.

Motion to approve minutes #1532 by Gardner Young, seconded by Bob Mercer. Discussion on commission report section, Mr. Brynes will edit the wording for clarity. Motions withdrawn by Mr. Young and Mr. Mercer.

### Old Business:

**PZ1417SD Woods Road Development, LLC** – Subdivision application for a 2-lot subdivision of a 10.8 acre parcel. Property located on the southerly side of Pequot Trail, Stonington. Assessor's Map 96 Block 3 Lot 4. Zone GBR-130.

Mr. Mercer moved to table the application, seconded by Mr. Young. All in favor 4-0.

### Commission Initiatives:

Mr. Prue was seated for the meeting at 7:12pm

Mr. Lynch gave his suggested edits within Chapters 1-8. Mr. Lynch proposed the addition of the future land use map regarding villages. Discussion will continue with Future Land Use Map. Mr. Lynch suggested a clause concerning best practice review. Mr. Lynch suggested a historical review for special use permits. Mr. Tamsky recommended adding the statement to the initial tasks section of 7.2. Mr. Lynch recommended a policy concerning cluster development in non-village areas. The commission began reviewing the POCD for edits at Chapter 9. Mr. Young discussed the comments made by the DEEP, the commission agreed to add the statement suggested. Mr. Tamsky suggested removing the word "quality" from section 9.2 concerning senior care, the commission was in agreement. Mr. Tamsky questioned the verbiage concerning reformatting on page 75. Mr. Prue and Mr. Lynch recommended the Commission be open to reformatting of regulations in the future. The commission began reviewing Chapter 10. Mr. Tamsky discussed removing the language of bullet point four in section 8.3 to reflect changes made to initial task 8.2.6, the commission was in agreement. Mr. Tamsky suggested removing wording that encourages use of the NDD and HRD master planning tools, and the commission was in agreement. Mr. Tamsky questioned the wording of phrases concerning Maritime Drive. Mr. Tamsky recommended removal of 10.2.1, the commission was in agreement. Mr. Tamsky recommended removal of 10.2.8, the commission was in agreement. Mr. Lynch suggested editing the language of 10.4 to include Retirement/Senior Care and High-value Manufacturing, maritime and agriculture. Mr. Mercer suggested adding Research and Development. The commission agreed to broaden 10.4 to include more industries. The commission began reviewing Chapter 11. The commission was in agreement Chapter 11 is complete.

The meeting recessed at 8:43pm and reconvened at 8:46pm.

The commission began reviewing Chapter 12. Mr. Young pointed out in 12.5 that the language must be changed to reflect the change in providers to Frontier instead of AT&T. The commission agreed to keep suggestions made by the DEEP regarding public sewer. The commission began reviewing Chapter 13. Wording will be changed to

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reflect the technical standards document. DEEP recommended two statements, one regarding pollution and one regarding working with the Harbor Management Commission. Mr. Tamsky suggested removing the photo regarding the village sidewalk due to illegal signage. The commission began reviewing Chapter 14. DEEP made suggestions which the commission was in agreement with. Mr. Prue identified that the organization that certifies LEED is the US Green Building Council. The commission began reviewing Chapter 15. Mr. Brynes discussed changing the phrase low-impact development to low-impact residential. Mr. Tamsky recommended removing the point regarding on-site parking behind buildings. The commission agreed to leave the point. Mr. Prue mentioned concept of limiting half acre lots that do not have access to water and sewer. The commission began reviewing Chapter 16. Mr. Tamsky suggested a small edit of wording in the overview. The commission was in agreement it was a well crafted chapter. Mr. Lynch reviewed the edits he previously suggested for Chapter 1.

Mr. Brynes agreed to work a final draft for next meeting.

Motion to adjourn by Mr. Prue, seconded by Mr. Lynch, all in favor 5-0. Meeting adjourned at 9:35pm.