

Regular Meeting

The 1515th meeting of the Town of Stonington's Planning and Zoning Commission was held on Tuesday, April 15, 2014 at the Mystic Middle school, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:00pm. Present and seated for the meeting were Commissioners Ben Tamsky, Frances Hoffman, Curtis Lynch, and Alternate Gardner Young. Commissioners Bob Mercer and John Prue were absent. Town Planner, Keith A. Brynes, Town Attorney Tom Londregan and the Town's Insurance Defense Counsel, Kevin Tighe were also present.

Executive Session:

Pursuant to section 1-200(6)(B) of the Connecticut General Statutes the Stonington Planning and Zoning Commission will meet in executive session with the town attorney, insurance defense counsel Kevin M. Tighe and staff Keith A. Brynes to discuss pending litigation regarding all lawsuits instituted by Carol Holt and Thomas Wyper against the ZBA the Town and Joseph Larkin.

Ms. Hoffman motioned to enter into Executive Session; seconded by Mr. Young. The motion was approved 4-0.

Mr. Young motioned to reconvene from Executive Session; seconded by Ms. Hoffman. The motion was approved 4-0. The Commission reconvened from Executive Session at 7:42pm. No votes were taken. Attorneys Londregan and Tighe departed the meeting.

Minutes:

Ms. Hoffman moved to accept the minutes from March 18, 2014 #1513. Mr. Lynch seconded. All in favor 4-0.

Ms. Hoffman moved to accept the minutes from April 1, 2014 #1514. Mr. Young seconded. All in favor 4-0.

Commission Initiatives:

Discussion of 2014 Plan of Conservation and Development: Mr. Brynes said the second draft was submitted today by consultants, Planimetrics. The POCD Subcommittee is aiming for a public informational meeting towards the beginning of June. The Commission discussed the Conservation Commission's draft revisions to the Open Space Plan and recommended that the Subcommittee and Conservation Commission work together to reconcile differences between the 2 draft plans. Mr. Tamsky asked if the public had any comments on the open space issue.

Carlene Donnarummo commented stating that the Open Space Plan should be part of the POCD and that the groups should discuss these issues together. Rick Newton stated that the draft Open Space Plan has not been revised by the Conservation Commission to the point that it is ready for public review.

Mr. Lynch reinforced that Conservation Commission is an autonomous, advisory board and offered the PZC's help in working out these issues.

The commission agreed to move to the Administrative Review items at this time, then return to the Commission Initiatives.

Administrative Review:

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CGS 8-24 Review – Review of proposed transfer of a portion of the northern section of Fellows St. from the Town to the Stonington Housing Authority.

Mr. Brynes reviewed the proposal and the Commission's responsibility for an 8-24 application. Elaine Schmidt, Housing Authority Executive Director, was present and explained the proposed transfer. Ms. Hoffman motioned that the Commission's finding is that this transfer is within the confines of the Plan of Conservation and Development, particularly the Plan's recommendation regarding age restricted housing on page 6-23. Mr. Lynch seconded. All in favor 4-0.

Commission Initiatives (continued):

Discussion of retail uses in the M-1 zone: Mr. Tamsky stated that staff has submitted a new Regulation Amendment on behalf of the Commission which would eliminate retail uses in the M-1 zone. The Commission recommended holding this hearing as soon as possible.

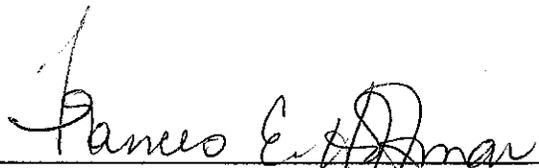
Review draft changes to the Subdivision Regulations:

Mr. Brynes summarized draft Subdivision Regulations, stating this is a significant rewrite. The main point of the rewrite was to remove the technical requirements which now are detailed in the Town's separate Technical Standards for Road Construction and Land Development document. The new regulations also clarify and modernize several parts of the Subdivision Regulations. Changes will eventually have to be submitted as a Regulation Amendment and a public hearing will be held. Mr. Tamsky asked for a summary of policy and procedural changes so it's easier for the commission to review. Mr. Brynes stated he wants the Town Attorney to review this new draft of subdivision regulations.

Carlene Donnarummo mentioned proposed CT Senate Bill SB405 which would eliminate the ability for Planning and Zoning Commissions to hold public hearings on subdivision applications unless they do not comply with the Subdivision Regulations. Consensus of the Commission was to oppose this legislation.

Ms. Hoffman moved to appoint Gardner Young and Carlene Donnarummo as a subcommittee to work with staff to write a letter of opposition on behalf of the Commission to the appropriate legislatures sponsoring bill #SB405. A draft of the letter will be circulated for Commissioners individual reviews. Mr. Lynch seconded. All in favor 4-0.

Mr. Young moved to adjourn the meeting. Mr. Lynch seconded. The meeting adjourned at 8:40pm.



Frances Hoffman, Secretary