

Special Meeting

The 1671st meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via WebEx on Tuesday February 16, 2021. The meeting was called to order by Chairman David Rathbun at 7:02pm. Also present for the meeting were Commissioners Gardner Young, Ben Philbrick, Lynn Conway, and Fred Deichmann; Alternates Chuck Sheehan, Ryan Deasy, Peter Chomowicz and Town Planner Keith Brynes.

Initially seated for the meeting were David Rathbun, Ben Philbrick, Gardner Young, Lynn Conway, and Peter Chomowicz.

Minutes:

Mr. Philbrick moved to approve the minutes of the February 2, 2021 meeting, seconded by Ms. Conway, all in favor 5-0, motion approved.

Mr. Deichmann arrived and was seated in place of Mr. Chomowicz.

Zoning Enforcement & Violations:

Mr. Rathbun asked Mr. Brynes about the drainage issue at 56 Williams Avenue. Mr. Brynes explained the Town is working with the property owner to manage the drainage into the town system. Mr. Brynes stated that the site at 56 Williams was built according to plans and the owner has modified the plans to accommodate more stormwater. Mr. Rathbun asked for an update on Coveside Marina. The Zoning Board of Appeals recently upheld the Town's Cease and Desist Order issued for modifications to a building without permits.

Administrative Review:

21-019ZON James & Elizabeth Luchars (J. Leeming) LLC – Zoning permit application for a one-bedroom addition and replacement of a subsurface sewage disposal system. Property located at 6 North Shore Way, Stonington. Assessor's Map 154 Block 2 Lot 14. Zone RM-20.

Mr. Brynes provided a summary of the application. The applicant is requesting a small addition in place of an existing deck and replacing a cesspool with a septic system. The home is in a flood zone, but this does not put them over the Substantial Improvement threshold. Latimer Point Condo Association property is seen as one large lot by the Zoning Regulations. This application included an update to the Latimer Point Site Plan and has been approved by the Condo Association Board. Mr. Brynes reviewed the recommended stipulation for erosion and sedimentation controls. Architect Julia Leeming presented the site plan and pointed out the septic system location.

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

Stipulation of Approval:

1. Erosion and sedimentation control measures shall be shown on final plans.

New Business

Mr. Rathbun stated that, due to potential neighborhood concerns, the Commission should schedule a public hearing for new Site Plan Application, **PZ2101SPA & CAM Whaler's Inn RE, LLC** for a new commercial parking lot off Haley St. Consensus of the Commission was to require a public hearing to be held a later date to be determined.

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Commission Reports:

Discussion of Potential Commission Zoning Regulation Amendments

The Department of Planning is requesting Capital Improvement Program funding from the Board of Finance for a comprehensive re-write of the Zoning Regulations. Funding may or may not be approved, but in either case, feedback from the Commission is sought for potential Regulation Amendments that can be pursued in the meantime. These should be changes that are easier to implement and that could be done without a comprehensive rewrite.

A memo from staff spelled out potential Regulation Amendments that have been either recommended by the POCD, the Commission or other land use commissions. These are categorized by expected level of difficulty and time. The Commission reviewed each potential amendment. The Commission determined that the top 2 priorities over the next few months should be updating the solar energy regulations (a draft is already complete) and requiring sidewalks for larger developments in key areas. Other priorities were modifying the wetlands calculations in the Open Space Development regulations, addressing light pollution, and updating regulations regarding agriculture. The order will be determined by resources, but the Department will begin to move applications forward. Selectman June Strunk discussed the upcoming Board of Finance meeting on 2/23/21. The Commission agreed to write the Board of Finance to support funding for the Comprehensive Zoning Regulation Rewrite.

Mr. Philbrick moved to adjourn, seconded by Mr. Deichmann, all in favor 5-0, the meeting adjourned at 9:02pm.



Ben Philbrick, Secretary