

Special Meeting

The 1584th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, February 7, 2017 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman David Rathbun at 7:00pm. Also present for the meeting were Commissioners Gardner Young, Curtis Lynch, Frances Hoffman, and Shaun Mastroianni; Alternate Harry Boardsen, Town Planner Keith A. Brynes, and Director of Planning Jason Vincent. Alternate Lynn Conway was absent.

Seated for the meeting were David Rathbun, Shaun Mastroianni, Curtis Lynch, Frances Hoffman, and Gardner Young.

Minutes:

Ms. Hoffman moved to approve the January 17, 2017 minutes, seconded by Mr. Lynch, Ms. Hoffman recommended edits to the minutes. The vote was taken on the amended minutes, all in favor 5-0, motion approved.

Administrative Review:

17-015ZON Stonington Community Center (COMO) – Zoning permit application for construction of two additional paddle tennis courts. Property located at 45 Cutler Street, Stonington. Assessor's Map 101, Block 25, Lot 6. Zone DB-5.

Mr. Brynes explained that the applicant is requesting to construct two additional courts, one on each side of the existing courts. The yard setback requirements for the DB-5 zone are zero (0) feet, and additional parking is not required as it is a recreational use. The Town Engineer recommended approval with a stipulation that addresses flood hazard requirements.

Mr. Lynch moved to approve the application with the stipulation recommended by the Town Engineer, seconded by Ms. Hoffman, all in favor 5-0, motion approved.

Stipulation:

1. Structure must conform to Flood Hazard requirements per Town Engineer's comments.

Mr. Rathbun and Mr. Mastroianni recused themselves.

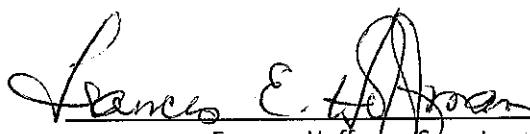
Seated for the remainder of the meeting were Acting Chairman Gardner Young, Curtis Lynch, Frances Hoffman, and Harry Boardsen.

Discussion of short term rentals (STR) in Stonington – Airbnb & VRBO

Mr. Vincent presented the report prepared by the Department of Planning, and the opinion of the Town Attorney that stated that regulation of short term rentals is outside the jurisdiction of the commission. Mr. Vincent explained that research indicates that a Town Ordinance is the most effective way to manage short term rentals due to the license being tied to the operator rather than the land. Ms. Hoffman explained that although this will not be regulated by zoning, there will be another governing body taking up the matter.

Mr. Lynch moved that short term rentals do not fall under the jurisdiction of zoning, seconded by Ms. Hoffman, all in favor 4-0, motion approved.

Mr. Lynch moved to adjourn, seconded by Mr. Boardsen, all in favor 4-0, the meeting adjourned at 7:18pm.



Frances Hoffman, Secretary