

## Special Meeting

The 1631<sup>st</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, March 5, 2019 at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Secretary Shaun Mastroianni at 7:00pm. Also present for the meeting were Commissioners Ben Philbrick and Gardner Young; Alternates Lynn Conway and Peter Chomowicz; and Town Planner Keith Brynes. Director of Planning Jason Vincent. Chairman David Rathbun, Commissioner Curtis Lynch, & Alternate Fred Deichmann were not present.

Seated for the meeting Ben Philbrick, Shaun Mastroianni, Gardner Young, Lynn Conway, and Peter Chomowicz.

**Minutes:**

Mr. Philbrick moved to approve the minutes of the February 19, 2019 meeting, seconded by Mr. Young, the vote was taken 5-0, motion approved.

**Old Business:**

**PZ1903SPA & CAM Latimer Point Condominium Association** – Site Plan & Coastal Area Management Review applications for the demolition and construction of 2 new single-family residences, deck/landing additions with stairs, and addition to 2<sup>nd</sup> floor, small building additions, and installation of 2 new septic systems. Properties located at 39 East Shore Rd., 25 Center Dr., 9 Center Dr., 11 Reid Rd., 9 Reid Rd., 10 North Shore Way, 112 Latimer Pt. Rd., and 106 Latimer Pt. Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/6/5, 154/4/27, 154/4/22, 154/4/11, 154/4/10, 1542/12, 154/5/16A, & 154/2/17. Zone RM-20.

Ed Lally, project engineer, presented the site plan modifications for eight of the 75 units on site. The modifications & construction must show that they meet FEMA requirements of the flood hazard area prior to building permit being issued. Additionally, for Substantial Improvement requirements, the cost of construction may not exceed 50% of the assessed (appraised) value. Unit 69 will be removing the entire dwelling and rebuilding so will need to meet FEMA new construction requirements. As DEEP review of the septic system is not complete, they are requesting PZC approval conditional upon DEEP approval of the septic system. Mr. Lally reviewed the staff-recommended stipulations, stating that they will comply with all Town Engineer and DEEP comments. Their FAR info sheet has been updated in order to monitor expansion to keep units equal. The commission asked for clarifications on some of the units. The two homes being demolished and rebuilt will be pulled in closer to the road to be moved out of the LIMWA. They have very specific guidelines for the units to follow to maintain balance in the community and meet standards.

Mr. Brynes reviewed the staff comments and recommended stipulations.

Mr. Chomowicz moved to approve the application with the recommended stipulations, seconded by Ms. Conway, all in favor 5-0, motion approved.

**Stipulations:**

1. Final site plans shall be reviewed to the satisfaction of the Town Engineer.
2. Individual site development plans for Zoning Permits shall be submitted for properties that propose new construction and or "substantial improvements" to ensure compliance with flood hazard regulations on an individual lot development basis.
3. Individual site development plans shall include adequate erosion and sedimentation control measures as determined by the Town Engineer.
4. Improvements shall conform to Public Health Code Requirements as determined by CTDEEP.

**Public Hearing(s):**

## Special Meeting

**PZ1901SUP Sun Seaport RV, LLC (S. Anderson)** – Special Use Permit (SUP) application for renewal of existing SUP PZ0908SUP for a recreational campground. Request elimination of 10-year sunset provision. Property located on 45 Campground Road, Mystic, CT. Assessor's Map 167 Block 1 Lot 3. Zones GBR-130 & GC-60.

Skip Anderson, general manager, presented the application. Mr. Mastroianni asked why the 10-year sunset was included. Mr. Anderson said it was approved with the renewal provision in the 1970's and he assumed it was to ensure that the use was kept on track. Mr. Young stated it was recommended that the Special Use Permit renewal requirement be changed to a consent agenda (administrative review) item through a zoning permit. Mr. Brynes stated that the zoning permit / administrative review renewal process would be a good middle ground if the commission would like some oversight. He noted that approvals for various changes have been granted by the Commission over the years. No other property in Stonington has this clause. Mindy, Sun Seaport Campground employee, stated that if any changes need to be made, they will have to go through an application process. The commission discussed different alternatives.

No Public Comment

Mr. Brynes stated that there are three decisions to be made: the application, the waivers, and elimination of the sunset provision.

Mr. Young moved to close the public hearing, seconded by Mr. Chomowicz, all in favor 5-0, motion approved.

Mr. Young moved to approved the special use permit waivers, seconded by Mr. Philbrick, all in favor 5-0, motion approved.

Mr. Young moved to approve the special use permit renewal for ten years, seconded by Ms. Conway, all in favor 5-0, motion approved.

Mr. Chomowicz moved to deny elimination of the sunset provision, seconded by Ms. Conway. Mr. Chomowicz stated he believes it is a minor inconvenience to come back and keeping it provides the community with some control over the property. Mr. Philbrick asked if Mr. Chomowicz would be open to the zoning permit level application, but he would like to keep the level of review. Mr. Young stated his preference is the modification, but would accept the special use permit process. Mr. Philbrick is also in favor of the modification. Ms. Conway stated that without special use permit level review they don't have much jurisdiction over the future. The vote was taken 2-3-0, the motion failed.

Roll Call: Conway - favor, Chomowicz - favor, Young - oppose, Philbrick - oppose, Mastroianni - oppose

Mr. Philbrick moved to modify the sunset provision requirement to a zoning permit application requiring PZC administrative review approval, seconded by Mr. Young. The vote was taken 3-2-0, motion approved.

Roll Call: Conway - oppose, Chomowicz - oppose, Young - favor, Philbrick - favor, Mastroianni - favor

Mr. Philbrick moved to adjourn, seconded by Mr. Chomowicz, all in favor 5-0, the meeting adjourned at 8:02pm.



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Shaun Mastroianni, Secretary