

Special Meeting

The 1586th meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, March 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 Curtis Lynch, Frances Hoffman, Gardner Young, and Shaun Mastroianni; Alternate Lynn Conway, Town Planner Keith Brynes, and Director of Planning Jason Vincent. Alternate Harry Boardsen 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 minutes of the February 21, 2017 meeting, seconded by Mr. Lynch, all in favor 4-0-1, motion approved.

Roll Call: Young – approve, Hoffman – approve, Mastroianni – approve, Lynch – approve, Rathbun - abstain

Administrative Review:

CGS 8-24 Review - Board of Selectmen request for an 8-24 Review for a WPCA easement within the Town of Stonington's right of way for a private sewer line to the owners of 7 Mark St., Pawcatuck. Assessor's Map 12 Block 14 Lot 1. Zone RA-15.

Town Planner, Keith Brynes, explained that the Commission must review whether the project is in accordance with the Plan of Conservation and Development. Mr. Brynes explained that the town is requesting review on an easement for a private sewer line. The applicant will be paying for the extension of the sewer line to their property, and this easement will grant them access to connect.

Ms. Hoffman moved that the proposed easement is consistent with the Plan of Conservation and Development, seconded by Mr. Lynch, all in favor 5-0, motion approved.

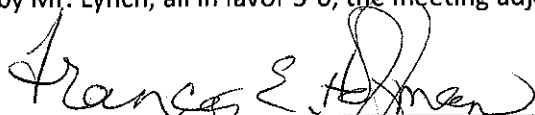
Old Business:

PZ1703SPA Coast Guard Academy Foundation - Site Plan Application for the creation of a rear lot. Property located at 394 Taugwonk Rd., Stonington. Assessor's Map 69 Block 1 Lot 3. Zone GBR-130.

Peter Gardner presented the applicant's proposal to divide the parcel employing a free-split, as allowed by state law, in order to create a rear lot. Mr. Vincent explained the land division process, noting that the regulations state that rear lots must be approved by the commission. The applicant is requesting to divide the parcel so that ownership of the two may be separated. Accessibility to both lots has been attained as the property has been developed for a long time and the owners have worked out the necessary easements.

Mr. Lynch moved to approve the application with a stipulation that the septic system requirements are approved by the Town Sanitarian prior to the split (rear lot) being filed on the land records, seconded by Mr. Young, all in favor 5-0, motion approved.

Mr. Mastroianni moved to adjourn, seconded by Mr. Lynch, all in favor 5-0, the meeting adjourned at 7:17pm.



Frances Hoffman, Secretary