

## Regular Meeting

The 1634<sup>rd</sup> meeting of the Town of Stonington's Planning and Zoning Commission was held Tuesday, April 16, 2019, at the Mystic Middle School, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Commissioner Gardner Young at 7:00pm. Also present for the meeting were Commissioners Shaun Mastroianni and Ben Philbrick; Alternate Peter Chomowicz; and Town Planner Keith A. Brynes. Commissioners David Rathbun and Curtis Lynch, Alternates Fred Deichmann and Lynn Conway; and Director of Planning Jason Vincent were not present.

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

**Minutes:**

Mr. Philbrick moved to approve the minutes of the April 2, 2019 meeting, seconded by Mr. Chomowicz, all in favor 4-0, motion approved.

**Old Business:**

PZ1841CAM R. Barney Walker (J. Pietropaolo) – Coastal Area Management Site Plan Review application for the demolition and reconstruction of the main dwelling unit, renovations to guest and boat houses, and site grading. Property located at 33-35 Money Point Rd., Mystic. Assessors Map 180 Block 2 Lot 26. Zones RA-20 & RC-120.

Christopher Pagliaro presented the application. The applicant is proposing to construct a new home on the property and renovate an existing cottage. The new home will be a two story code compliant home. The home was in a coastal AE zone which has delayed the application, due to confusion about the exact location of the line. The applicant shifted the home to follow the GIS map, but based on the elevation the home is still to code no matter where the line falls, the home is built to that coastal A zone standard.

Jim Rossman, project engineer stated that the septic is placed in the only area on the site where it can be accommodated and is fully compliant with public health code.

Mr. Brynes reviewed the recommended stipulations.

Mr. Chomowicz moved to approve the application with the recommended stipulations, seconded by Mr. Mastroianni, all in favor 4-0, motion approved.

Mr. Mastroianni moved to adjourn, seconded by Mr. Chomowicz, all in favor 4-0, the meeting adjourned at 7:23pm.



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Shaun Mastroianni, Secretary