

BOROUGH OF FENWICK
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
Saturday, June 6, 2015

Present: Chuck Chadwick – Chair, Sallie Boody, Art Wright, Marilyn Ozols – ZEO.

Absent: Newton Brainard, Bill Christensen, Rosalind Shenkman, Carol Coutts.

Members of Public: Brooke Girty.

1. Call to Order.

The meeting was called to order at 9:00 a.m. A quorum was established (Chadwick, Boody, Wright).

2. ZSP15-002. 30 Fenwick Avenue; map 10, lot 30; Thomas and Darlene Ryder owners and applicants. Site Plan and Coastal Site Plan Review application for new ac unit on west side of house.

B. Girty presented. She stated that this air handler is only for the room over the garage; it is a through the wall unit; it will be within the fenced area where the existing mechanicals are located; it should be quieter than the existing units; and it will be set on the house below the level of the fence top which is at least 4 feet high. Members expressed concern that specific installation detail, including the exact location, was not provided and that there would likely be a pipe down the side of the house to the condenser, which could require HDC approval if it affected the appearance of the building.

Based on the discussion, **A. Wright moved that the Commission finds that with stipulations, Application ZSP15-002, 30 Fenwick Avenue, for a new ac unit on the west side of the house complies with the review standards in the Borough of Fenwick Zoning Regulations and is consistent with the goals and policies of the CT Coastal Management Act and approves the application with the following stipulations:**

- the location shall be in the utility yard as proposed
- the unit shall be positioned on the ground or on the wall below the top of fence line.

C. Chadwick seconded the motion and it was approved unanimously.

Approved 3-0-0.

For: Chadwick, Boody, Wright.

Against: None.

Abstain: None.

3. Approval of minutes of previous meeting: April 7, 2015.

S. Boody moved to accept the Borough of Fenwick Planning and Zoning Commission minutes for the April 7, 2015 meeting as amended. A. Wright seconded the motion and it was approved unanimously (3-0-0).

For: Chadwick, Boody, Wright.

Against: None.

Abstain: None.

4. Other Business.

C. Chadwick inquired about zoning involvement when a house is moved. M. Ozols indicated that site plan / coastal site plan review is required for the new location and for any new structure on the old location.

Members discussed meeting attendance and the difficulty making quorum. C. Chadwick will draft a letter to Commission members.

Members noted that there is a sign on the house at 7 Pettipaug and inquired as to whether it was permitted. M. Ozols will follow through.

5. Adjournment.

At 9:41 a.m., it was moved by A. Wright and seconded by S. Boody to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Marilyn Ozols, Acting Secretary