

**BOROUGH OF FENWICK
PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
SPECIAL MEETING
SATURDAY, JULY 29, 2017
MINUTES**

Present: Chuck Chadwick – Chair, Sallie Boody, Bill Christensen, Art Wright, Rick Neely (Alternate), Ann Pulver (Alternate), Marilyn Ozols – ZEO.

Absent: T. Van Itallie.

Members of Public:

1. Call to Order.

C. Chadwick called the meeting to order at 9:00 a.m., and seated R. Neely as a voting member. A quorum was established (Chadwick, Boody, Christensen, Wright, Neely).

2. Draft Plan of Conservation and Development (POCD).

M. Ozols reviewed the process indicating that state statutes require that the POCD be updated at least once every ten years. The last update was in the fall of 2007 so the Plan must be updated again this fall. The process includes a number of required referrals which must begin by August 3 in order for the Commission to hold a public hearing on Columbus Day weekend when more residents are likely to be available. The plan will be referred to the Board of Warden and Burgesses as well as the Office of Long Island Sound at DEEP and the regional planning agency. The Burgesses may hold a public hearing but are not required to. The Planning and Zoning Commission must hold a public hearing and must consider the input at the hearing plus any other comments received before adopting the POCD. The Planning and Zoning Commission is the body that votes on the POCD. The POCD represents the philosophy for both development and conservation within the municipality and all zoning regulations and municipal improvements are reviewed for consistency with the Plan. In addition any state grants must be reviewed for consistency with the Plan before they can be awarded.

Members read through each section of the draft Plan of Conservation and Development and made adjustments throughout.

A. Wright moved to accept the draft Plan of Conservation and Development as revised during discussion at the meeting and to proceed with the various referrals. S. Boody seconded the motion and it was approved unanimously.

Approved 5-0-0.

For: Chadwick, Boody, Christensen, Wright, Neely.

Against: None.

Abstain: None.

3. Approval of Minutes of previous meeting: Planning & Zoning/Inland Wetlands – May 20, 2017.

S. Boody moved to accept the Borough of Fenwick Planning and Zoning Commission minutes for the May 20, 2017 meeting as corrected with the correction of the word “site” to “sight” on page 3.

W. Christensen seconded the motion and it was approved unanimously.

Approved 5-0-0.

For: Chadwick, Boody, Christensen, Wright, Neely.

Against: None.

Abstain: None.

4. Staff Report.

M. Ozols reported that:

- Anticipated applications include dune restoration at the Hepburn Dune, which will not be submitted until later in the year, and improvements plus ac/generator at 41 Pettipaug (Keeney) and a tear down rebuild at an unidentified location, both of which will likely be submitted for an August meeting so that construction can start in September.
- It may be appropriate to add consideration of amendments to the Regulations to the agenda at the next meeting. It has been suggested that the Commission consider regulating length of rentals and allowing applications for generators and ac units to become administrative in accordance with the current more stringent requirements. There may also be additional items.

5. Other Business.

C. Chadwick noted that Election of Officers was inadvertently omitted from this agenda and will be scheduled for the next meeting. He also reported that there had been some question as to whether P&Z took any action on the Sciame dune at the last meeting and interested parties were informed that no action had been taken.

6. Adjournment.

At 10:46 a.m., it was moved by R. Neely and seconded by S. Boody to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Marilyn Ozols, Acting Secretary