

**BOROUGH OF FENWICK
PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
SPECIAL MEETING
MONDAY, DECEMBER 2, 2019**

MINUTES

Present: Chuck Chadwick – Chair, Sallie Boody, Rick Neely (Alternate), Marilyn Ozols – ZEO.

Absent: Art Wright, T. Van Itallie, Bill Christensen, Ralph Keeney (Alternate).

Members of Public: Brooke Girty, Deb Neely.

1. **Call to Order.** C. Chadwick called the meeting to order at 12:00 noon and seated R. Neely as a voting member. A quorum was established (Chadwick, Boody, Neely).
2. **ZSP19-005. 6 Mohegan Avenue, map 10, lot 13-2.** A Piece of Paradise, owner; Brooke Girty Design, applicant; Site Plan / Coastal Site Plan Review for north side addition and breakaway screen panels below existing residence.

Members indicated that they were all present for the previous presentation and that they recalled the details of the application. C. Chadwick indicated that there were two items remaining from the previous application – clarification of the CRAHD approval and notification of abutters.

B. Girty presented. She confirmed that there were no changes to the application, but the abutters had been notified and the Certificates of Mailing submitted. M. Ozols reviewed the clarifying email she received from CRAHD noting that she had also spoken with them and the increase to four bedrooms did not affect their approval.

R. Neely noted that no public comment was received in response to the abutter notices, adding that N. Haviland had responded to HDC but not to P&Z. B. Girty confirmed this, noting that both the Havilands and the Gosins do not want this building expanded, but they are not interested in purchasing it either.

S. Boody moved that the Commission finds that the application for Site Plan and Coastal Site Plan Review to add breakaway screen panels below the existing residence and a north side addition at 6 Mohegan Avenue, with the stipulations noted, is consistent with the goals and policies of the CT Coastal Management Act and that it complies with the review standards in the Borough of Fenwick Zoning Regulations, and approves the application based on the plans and documents submitted with the following stipulations:

1. **There shall be no temporary on-site stockpiling of demolition debris. Any demolition debris/material shall be loaded directly into trucks or dumpsters for removal from the site. No demolition material shall be buried onsite.**
2. **Silt fence shall be installed if deemed necessary by the Zoning Enforcement Officer at the time of construction.**
3. **Any new exterior lighting shall be dark sky compliant and shall comply with Section 4.5.1 of the Zoning Regulations.**
4. **There shall be no living space allowed on the ground level, only garage and storage. Construction drawings indicating compliance with all requirements in the flood ordinance and certified by a professional architect or engineer shall be submitted prior to issuance of a zoning permit. A post construction elevation certificate shall be submitted prior to issuance of Zoning Compliance.**
5. **The applicant shall make every effort to build and finish construction during the 10 month period from September through June or to minimize any disturbed or unfinished appearance of the site and building between July 1 and Labor Day.**

6. An existing conditions survey (including the buildings, pool, septic system, drainage structures, driveway and patio/terrace) with distances to property lines, certification of finished ridge elevation from natural grade, and calculation of post construction coverage shall be submitted prior to issuance of zoning compliance for a Certificate of Occupancy. All surveys and certifications shall be prepared by a licensed surveyor.
7. Revised plans shall be submitted to address the above conditions and the approved site plan shall be endorsed by the Commission chairman and filed on the Land Records of the Town of Old Saybrook.
8. In accordance with the adopted fee schedule, the applicant shall reimburse the Borough for all engineering fees prior to issuance of a zoning permit for construction and prior to issuance of zoning compliance for a Certificate of Occupancy. Reimbursement shall include all costs incurred to that point in time.

R. Neely seconded the motion.

R. Neely stated that the proposed work is not within the Coastal Jurisdiction Line setback and therefore the Commission is able to act favorably on it.

The motion was approved unanimously.

Approved 3-0-0.

For: Chadwick, Boody, Neely.

Against: None.

Abstain: None.

The record plans for this application are:

- *Site Plan - Lot 2 (East Lot), Land N/F A Piece of Paradise, LLC, 6 Mohegan Avenue, by Indigo Land Design, dated May 2, 2011 rev. through 9/18/19*
- *"The Sciamie Residence, East Lot 6 Mohegan Ave, by Brooke Girty Design*
 - *Proposed Floor Plan (parking level), Sheet A1, dated 9/9/19, rev 10/1/19*
 - *Proposed Floor Plan (First Floor), Sheet A2, dated 9/9/19 rev 10/1/19*
 - *Proposed Floor Plan (Second Floor), Sheet A3, dated 9/9/19 rev 10/1/19*
 - *Proposed Elevations (north & east), Sheet A4, dated 9/9/19 rev 10/1/19*
 - *Proposed Elevations (south & west), Sheet A5, dated 9/9/19 rev10/1/19*

3. **Approval of Minutes** of previous meeting: Planning & Zoning/Inland Wetlands – November 19, 2019.

R. Neely moved to accept the Borough of Fenwick Planning and Zoning Commission minutes for the November 19, 2019 meetings as submitted. S. Boody seconded the motion and it was approved unanimously.

Approved 3-0-0

For: Chadwick, Boody, Neely.

Against: None.

Abstain: None.

C. Chadwick stated that he would like to include discussion of the abutter notification requirements on the agenda of the next meeting.

4. **Adjournment.**

At 12:13 p.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