

## Regular Meeting

The 1504<sup>th</sup> meeting of the Town Of Stonington's Planning and Zoning Commission was held on Tuesday, November 19, 2013 at the Mystic Middle school, 204 Mistuxet Avenue, Mystic, CT. The meeting was called to order by Chairman Ben Tamsky at 7:06pm. Also present for the meeting were Commissioners Bob Mercer, Frances Hoffman, and Curtis Lynch; Alternate Gardner Young, and Town Planner, Keith Brynes. Commissioner John Prue and Alternate Eric Beverly were absent.

Seated for the meeting were Ben Tamsky, Bob Mercer, Frances Hoffman, Curtis Lynch, and Gardner Young.

**Minutes:**

Ms. Hoffman motioned to approve the minutes of September 17, 2013, as originally worded. Mr. Mercer seconded. All in favor 5-0.

Ms. Hoffman motioned to approve the minutes of November 6, 2013. Mr. Mercer seconded. All in favor 5-0.

**Commission Initiatives:**

Discussion of 2014 Plan of Conservation and Development: Mr. Lynch attended the recent POCD meeting and summarized the intent of his letter to this commission regarding development. The PZC will be prepared to discuss more on this initiative next week.

**Administrative Review:**

**Consideration of Certificate of Zoning Compliance for 2nd floor office space.** Property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2, Lot 3. Zone TC-80.

Mr. Brynes discussed the memo in the Staff Report and stated that the applicant has asked that this item be tabled to the next meeting. Mr. Mercer motioned to table the application until the 12/3/13 meeting. Mr. Lynch seconded. All in favor 5-0.

**Old Business:**

**PZ0360SD, SUP & GPP Meehan Group, LLC** – Request approval for modification of drainage design for previously approved Clairemont subdivision, now Old Mystic Estates (Toll Brothers). Property located at Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Zones RA-40 & RR-80. *Public Hearing Closed 9/3/13. Discussion tabled until 11/19/13 meeting.*

The applicant requested tabling this item to the next meeting. Mr. Brynes noted that the memo in the Staff Report discusses the engineering reports on the drainage issue. Ms. Hoffman motioned to table the application until 12/3/13. Mr. Young seconded. All in favor 5-0.

**PZ1314CAM Eleanor & Colin McKay** - Coastal Area Management Review for demolition & removal of existing single family residence and construction of a new SFR over the same area as the original house. Property located at 52 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 1. Zone RM-15.

Mr. Brynes recommended tabling the application. Mr. Mercer motioned to table this item. Ms. Hoffman seconded. All in favor 5-0.

**Public Hearing(s): 7:30 p.m.**

**PZ1313RA Town of Stonington PZC** - Regulation Amendment application to permit the keeping of hens as an accessory to Residential Uses.

Ms. Hoffman read the call for the public hearing.

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Mr. Brynes summarized the proposed regulation, noting that he worked with representatives of CLUC\*K to draft the amendment. He stated the major changes involve minimum lot size, maximum flock size, coop enclosure specifics, and distances from the property lines and setback requirements.

Town of Stonington Animal Control Officer, Rae Jean Davis, spoke to the enforcement of the proposed regulations.

Public Comment - Speaking in Favor:

Peg Moran, representing CLUC\*K, shared statistics on how few people keep hens, how few complaints have been filed over the past decade, and the quest to be part of the local food initiatives program. She praised Mr. Brynes for his assistance and guidance during this entire process.

Rae Jean Davis, a hen keeper, asked that the term enclosure be used instead of a roof, so as to allow air and sunlight into part of the hen enclosure.

Don Rowley, a hen keeper, provided further explanation of some of the issues discussed, noting that guinea hens tend to make all noise and try to escape.

Helen Jankoski read a statement supporting the keeping of hens.

Kevin Detwiler spoke in favor of the proposed lot sizes for the keeping of hens.

Public Comment - Speaking in Opposition:

Gail Shea expressed concern that few members of the community are represented at these meetings. She read a statement opposing the keeping of hens and offered her suggestions for changes to the proposed regulations, submitting her statement as an exhibit.

Public Comment - General Comments:

Ken Sherwood stated that he isn't against the keeping of hens but expressed concern over those keepers who may not keep their coops as clean as those who have spoken in favor of this amendment, and the enforcement of any issues that may arise.

Mr. Brynes shared written comments submitted by Julia Discuillo, and read comments forwarded by absent Commissioner John Prue.

Mr. Young moved to close the public hearing. Mr. Mercer seconded. All in favor 5-0.

The Commission took a brief recess at 8:45pm, reconvening at 8:49pm.

Mr. Mercer motioned to approve the application. Ms. Hoffman seconded the motion. Mr. Lynch noted his concerns with the enforcement of any potential issues. Other commissioners shared their positive comments for this regulation requesting a few minor changes in the wording of the amendment. Following discussion, the application was unanimously approved as amended.

Changes/Amendments:

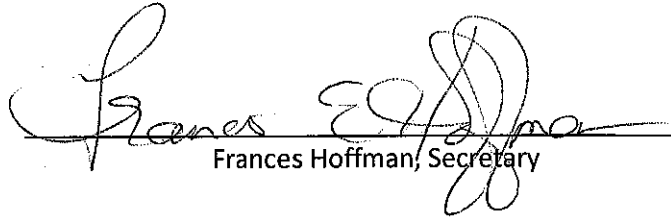
**ZR 2.17.4** The hens shall be confined to a fenced enclosure located in a rear or side yard that allows sixteen (16) square feet per adult hen not including the area of the coop. Enclosures and coops shall meet the following conditions:

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1. No part of the fenced enclosure or coop shall be located closer to the street than the front of the primary residence.
2. The fenced enclosure and coop shall be a minimum of twenty (20) feet from any property line or comply with building setback requirements, whichever is greater.

**ZR 2.17.8** No hens shall be kept inside any structure used for residential purposes or any garage or shed.

Mr. Mercer motioned to adjourn the meeting. Mr. Young seconded. All in favor 5-0. The meeting adjourned at 9:14pm.



Frances Hoffman, Secretary