

**THURSDAY, JANUARY 5, 2023 – 6:00 P.M**  
**PLANNING AND ZONING COMMISSION**  
**BOROUGH OF STONINGTON**  
**26 CHURCH STREET**  
**STONINGTON, CT 06378**  
**REGULAR MEETING – DRAFT MINUTES**

**CALL MEETING TO ORDER:** Meeting called to order at 6:02 pm.

**ROLL CALL:** Carr, Maranell, Fiore, Murray, Horsey, Bowdler. Staff: Zonarini, Attorney Kepple

**APPROVAL OF MINUTES:** Minutes of the December 1, 2022 meeting. Motion to approve by Carr, seconded by Murray. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** Staff discussed field changes made at 4 Broad Street which raised the height of the garage portion of the residence by one-foot. The changes do not exceed the height maximum of the zoning district.

**PUBLIC COMMENT:** none

**SITE PLAN:** none

**PUBLIC HEARING:** none

**NEW BUSINESS:** Set Public Hearings for POCD review and 4 Broad Street Special Permit for February 2, 2023 meeting.

**OLD BUSINESS:** POCD Update Review; Short Term Rental Discussion. Chair Maranell discussed the process of the update process with SECCOG.  
Short Term Rentals: Chair Maranell discussed the draft Town Ordinance for STR's & its effect on the Borough. Attorney Kepple explained differences between enforcing STR's with zoning regulations & Ordinances. Chair Maranell asked Attorney Kepple to submit language stating that the Borough reserves the right to create zoning regulations for STR's if it feels necessary. Commissioner Bowdler stated that he would attend the next Town Meeting for STR's.

**ZONING OFFICER'S REPORT:** none

**ADJOURNMENT:** Motion to adjourn by Horsey, seconded by Bowdler. Motion carried unanimously. Meeting adjourned at 7:21 pm.

Respectfully submitted,

Tom Zonarini, CZEO  
Zoning Official