

TUESDAY, JUNE 13, 2017 – 7:00 P.M

**PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
BOROUGH HALL
26 CHURCH STREET
STONINGTON, CT 06378**

REGULAR MEETING - MINUTES

CALL MEETING TO ORDER: Chairman Lyons called the meeting to order at 7:00 P.M.

ROLL CALL: Members present: Doug Lyons (Chairman), Donald Maranell, Clance Peterson, Stuart Schwartzstein, Jan Lindberg, Pamela Mola, Julia Leeming. Alternate Members: Betsy Carr, Albert Razzano, Jean Fiore.

APPROVAL OF MINUTES: Review and approve minutes from the regular meeting of 5/09/17. Minutes were revised to reflect Stuart Schwartzstein absent. Motion to approve by Maranell, seconded by Peterson. Motion carried unanimously.

ADDITIONS TO THE AGENDA: No additions to the agenda

PUBLIC COMMENT: Betty Richards commented on the demolition ordinance.

WORKSHOP: No Workshops

PUBLIC HEARING: No public hearings.

PENDING APPLICATIONS:

Application #17-13 – 21 Front Street – Sergio Cherenzia, applicant; Deborah Broatch, owner – **Site Plan – Coastal Site Plan Review** – Demolition of an existing single-family residence and a proposed new single-family residence. (*Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17*). Presenting the site plan: Sergio Cherenzia, Denise Van Dassel, Bob Broatch. Motion to approve the Coastal Site Plan by Maranell, seconded by Schwartzstein. Motion carried unanimously (all present).

Application #17-21 – 18 Water Street – Bob Mercer, applicant; David & Shelia Meredith Trustees, owner – **Site Plan** – Demolition of an existing single-family residence and proposed new single-family residence replaced in-kind and in conformance with setback regulations. (*Submitted on 5/30/17; received on 6/13/17; decision must be made by 8/3/17*). Presenting the site plan: Bob Mercer and Bill Birche. Theodore Ladwick, attorney representing neighbors spoke concerning the demolition process, foundation, timing of construction. Betty Richards spoke concerning the demolition ordinance. Bill Bliss (builder for the project) responded to concerns of the foundation. Jesse Biggs spoke to concerns of the construction process. Motion to approve by Maranell, seconded by Peterson. Motion carried unanimously (all present).

Application #17-19 – 11 Grand Street – Christine Reed, Applicant; William F. McDonald, Owner – **Site Plan** – Class 1 restaurant for a 12-15 seat Bakery & Café with local artists' spaces. (*Submitted on 4/04/17, Received on 4/11/17; decision must be made by 6/15/17*). **WITHDRAWN.**

OLD BUSINESS: no old business

NEW BUSINESS: no new business

ZONING OFFICER'S REPORT: Oral report to the Commission. ZEO Zonarini discussed the COMO tennis courts project. Discussion by Commission concerning the Eversource property and the need for updated landscaping. Mentioned the Town Beautification to contact Eversource.

Pam Mola had concerns of a project at Pearl & Northwest. Foundation poured between house and garage. Albert Razzano had concerns of the height of the Kimmerle project.

ADJOURNMENT: Motion to adjourn by Maranell, seconded by Schwartzstein. Motion carried unanimously (all present).

Meeting adjourned at 9:15 P.M.

Respectfully submitted,

Tom Zonarini, CZEO
Zoning Official