

THURSDAY, JULY 11, 2024 – 6:00 P.M.
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – APPROVED MINUTES

CALL MEETING TO ORDER: Chair Maranell called the meeting to order at 6:00 p.m.

ROLL CALL: Collette, Carr, Maranell, Fiore, Razzano, Murray. Absent: Errichetti. Staff: Zonarini

APPROVAL OF MINUTES: Minutes of the June 6, 2024 meeting. Motion to approve by Murray, seconded by Carr. Motion carried 6-0.

ADDITIONS TO THE AGENDA: none

PUBLIC COMMENT (items not on the agenda): Craig Rowley of Summit Street had comments concerning the Waterfront Vista Zoning Regulation.

SITE PLAN REVIEW:

#P24-17 – 22 Bay View (Velvet Mill) – Michael Lachapelle, Applicant, Arie Pivko, Owner – Site Plan to construct an attached exterior deck to Dock 9 restaurant for fire egress. Zone PI. MLB# 79-14-5. Application presented by Michael Lachapelle. Motion by Maranell to approve with condition of the Zoning Official reviewing the plan with egress only and ADA compliance if deemed necessary by Fire Marshal, seconded by Collette. Motion carried 6-0.

#P24-19 – 40 Gold Street – Peter Dorey, Applicant; Susan Medbury Estate, Owner – Site Plan to demolish an existing barn to construct a two-car garage. Zone RP. MLB# 101-6-6. Application presented by Peter Dorey. Stated he now currently owns the property. Motion by Maranell to approve with conditions that the building coverage does not exceed the existing non-conforming square footage and is in the same building footprint or any more conforming footprint, seconded by Razzano. Motion carried 6-0.

#P24-20 – 24 Wall Street – Revell Horsey & Katherine Ballard, Applicants & Owners – Site Plan to construct a new six-foot wooden fence on property line. Zone RP. MLB# 101-38-18. Application presented by Revell Horsey. Motion by Maranell to approve with the condition that the fence be lowered to five feet, seconded by Collette. Motion carried 5-0-1, Murray abstained.

#P24-21 – 12 Grand Street – Ryan Schoen, Applicant & Owner – Site Plan to add three gable dormers to roof. Zone RP. MLB# 101-10-4. Application presented by Katherine Ballard. Motion to approve by Maranell, seconded by Razzano. Motion carried 6-0.

PUBLIC HEARING: none

NEW BUSINESS: none

OLD BUSINESS: Continued discussion of Waterfront Vista zoning regulation and proposed Accessory Dwelling Unit zoning regulation.

Attorney Avena lead the discussion concerning Waterfront Vista zoning regulation history, issues, and possible changes. No motions or proposals were made.

Attorney Avena presented the revisions to the proposed Accessory Dwelling Unit zoning regulation. Motion to approve the changes by Maranell, seconded by Carr. Motion carried 6-0.
Effective date August 30, 2024.

ZONING OFFICER’S REPORT: none

ADJOURNMENT: Motion to adjourn meeting by Maranell, seconded by Carr. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official