

**SPECIAL MEETING DRAFT MINUTES**

**MONDAY, FEBRUARY 13, 2017 – 6:30 P.M.**

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

**CALL MEETING TO ORDER:** Chairman Lyons called the meeting to order at 6:35 P.M.

**ROLL CALL:** Members Present: Doug Lyons, Donald Maranell, Clance Peterson, Pamela Mola, Julia Leeming and Betsy Carr. Members Absent: Stuart Schwartzstein, Jan Lindberg. Staff Present: ZEO Tom Zanarini, Attorney Robert Avena

**APPROVAL OF MINUTES:** Review and approve minutes from the regular meeting of 1/10/17. Motion to approve by Don Maranell, seconded by Betsy Carr. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** There were no additions to the agenda.

**PUBLIC COMMENT:** Attorney Sherwood spoke concerning the Lighthouse events discussion. Asked if ZEO Zanarini prepared a letter addressing events at the Lighthouse. Attorney Avena responded that a report would be given at the Zoning Officer's Report. Attorney Avena stated that no decision has been made concerning the events.

**WORKSHOP:** No workshop scheduled

**PUBLIC HEARING:** No public hearing scheduled

**PENDING APPLICATIONS:**

**Application #16-34** – 107 Main Street – Keith & Jacquelyn Bunovsky – **Site Plan** - Extend existing porch by 9'x13' off back of house. Install 6' privacy fence along property line on left side of house. Install 4' picket fence across front of house. *Site Plan review continued from January 10, 2017 meeting. (A decision must be made at this meeting.)* Chairman Lyons presented photos of the residence and recited the Fence Regulations relevant to this application. Keith Bunovsky presented the application to the Commission. A discussion ensued concerning fence location, height and landscape options. Chairman Lyons requested an extension to further review the height & location of the fence. Mr. Bunovsky signed a letter granting 35 days extension to the site plan approval. The application was continued to the March 14 regular meeting.

**NEW APPLICATIONS:**

**Application #17-02** – 7 Water Street – Mark Branse, applicant; Stonington Historical Society, owner – **Special Permit and Coastal Site Plan Review** – Proposal for a 500 square foot addition to an existing building with accompanying site improvements including ADA access. **Received only. Commission shall set a date for public hearing.** *(Received on 2/13/17. Public hearing must be opened by 4/19/17; closed by 5/24/17; decision made by 7/28/17).* The Commission set the date for public hearing for the Tuesday, March 14 regular meeting by consent vote.

**Application #16-36** – 11 Water Street – Thomas F. McGarry, applicant; Lynn M. Kimmerle, owner – **Site Plan** – Add porch to existing house and convert garage to guest house with bathroom. (*Received on 1/10/17. A decision must be made by 3/16/17*). Mr. McGarry and Mr. Kimmerle presented the application to the Commission. Color photo renderings for the accessory building were submitted. Applicants stated for the record that the accessory building will have a bath but no kitchen. Mr. Kimmerle discussed the location with the neighbor at 3 Omega Street. A motion to approve the application as presented made by Don Maranell, seconded by Clance Peterson. Motion carried unanimously.

**Application #16-35** – 70 Water Street – Ben Yanni of New England Science and Sailing, applicant; New England Science and Sailing, owner – **Site Plan** – Install a 4 foot 5 inch aluminum gate at the entrance of 70 Water Street. (*Received on 2/13/17. A decision must be made by 4/19/17*). There were no representatives for the application. Commission briefly discussed the fence/gate location. Motion to approve the application made by Don Maranell, seconded by Betsy Carr. Motion carried unanimously.

**OLD BUSINESS:**

**NEW BUSINESS:** Commission asked ZEO Zanarini to insure Notice Posters given to the applicants are yellow and not white.

**ZONING OFFICER'S REPORT:** ZEO Zanarini and Attorney Avena discussed the pending action for the Lighthouse events, non-conformities, and the ZBA appeal submitted by Edward Smith. A decision by staff was pending after studying the information submitted by Attorney Branse. Attorney Avena stated that the Commission approval of the Class I restaurant at 147 Water Street was appealed to Superior Court. ZEO Zanarini discussed the building height definition in the Zoning Regulations for the Commission's interpretation. Chairman Lyons discussed the comparison of 147 Water Street to the restaurant change of use at 17 High Street known as Indulge.

The Commission discussed handicap parking, new signs and a sign plan at the Velvet Mill. Commissioner Mola asked about the pending 1 High Street appeal of the fence application. ZEO Zanarini stated that dates will be set in April for the ZBA public hearing.

**ADJOURNMENT:** Motion to adjourn made by Don Maranell, seconded by Pam Mola. Motion carried unanimously.

Meeting was adjourned at 7:36 P.M.

Respectfully submitted,

Tom Zanarini  
Zoning Enforcement Officer