

THURSDAY AUGUST 6, 2026 – 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 6:00 p.m.

ROLL CALL: Johnson, Fiore, Errichetti, Razzano. Staff: Zanarini, Attorney Avena, Butler, consultant.

APPROVAL OF MINUTES: Minutes of the July 7, 2026 meeting. Motion to approve by Fiore, seconded by Johnson. Motion carried 4-0.

PUBLIC COMMENT (items not on the agenda): Rosemary Riley of 37 Bayview Avenue spoke concerning the detached garage project at 10 Bradley Street.
Jesse Diggs of 8 School Street spoke concerning the residential renovation/noticing requirements at 17 Water Street and submitted written comments.
Claude Giampietro of 12 Hancox Street spoke concerning noticing requirements.
Jane Crites of 4 Omega Street spoke concerning noticing requirements.
Elizabeth Leamon of 10 School Street spoke concerning the FAR requirements of the project at 17 Water Street.

SITE PLAN REVIEW: none

DISCUSSION: Consider and act on the following: MOTION: To approve a **comprehensive revision to the Borough Zoning Regulations (Application #P26-15)** for the purpose of bringing them into compliance with recent State Statutes; to provide further detail concerning Commission and administrative actions; to prepare an Administrative Site Plan review provision; to clarify the existing Waterfront Vista Protection and Design Overlay Zone regulations; and to make the Regulations more user friendly by providing minor edits to formatting, language, and correction of typos. The proposed amendments involve close to 150 sections and subsections of the current regulations, and the following Articles include sections and subsections being amended: 1, 2,3, 4, 5, 6, 7, 8, 9, 10, and 11. The Commission is taking this action after meeting 10 times over an 18-month period to formulate these amendments, and after two nights of public hearing.

Motion by Fiore presented with an effective date of September 18, 2026 after fulfilling the noticing requirements including: publishing the decision in The Day within 15 business days, registered with the Borough and Town Clerks, and having copies of the approved regulation at Borough Hall available for purchase. Motion seconded by Johnson. Motion carried 4-0.

OLD BUSINESS: none

NEW BUSINESS: Discussion concerning the public comments, including the FAR maximum at 17 Water Street and the Borough's public noticing regulations. The commission requested information from the Town of Stonington's zoning regulations for their FAR calculation. Commission directed staff to send Razzano the Borough's notice poster and site plan application to draft possible proposed revisions.

ZONING OFFICER'S REPORT: none

ADJOURNMENT: Motion to adjourn by Johnson, seconded by Fiore. Motion carried 4-0. Meeting adjourned at 8:10 p.m.

Next meeting: Thursday September 3, 2026 @ 6:00 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official

DRAFT