

THURSDAY, MAY 2, 2019 – 6:00 P.M
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
BOROUGH HALL
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – APPROVED MINUTES

CALL MEETING TO ORDER: Meeting called to order at 6:01 pm

ROLL CALL: Present: Fiore, Carr, Leeming, Lindberg, Mola, Razzano. Staff: Zanarini. Absent: Maranell, Peterson, Schwartzstein.

APPROVAL OF MINUTES: Minutes of the March 7, 2019 Regular meeting. Motion to approve by Mola, seconded by Carr. Motion carried unanimously. Fiore abstained.

ADDITIONS TO THE AGENDA: none.

PUBLIC COMMENT: none.

WORKSHOP: none.

PUBLIC HEARING: none.

NEW APPLICATIONS: none.

PENDING APPLICATIONS: Application #P19-08: 4 Maplewood Lane – Gregg, Fedus, Fedus Engineering, Applicant; Greylock Holdings, LLC, Owner – Proposed single-family residence with a garage underneath on piers with associated grading in a RP Zoning District. Site Plan and CAM review. Gregg Fedus presented the application. Reviewed history of the permit and previous approvals for the site. Requested a 65-day extension of the Site Plan review. Granted by the Commission. Gave overview of his letter dated 4/29/19 in response to DEEP letter dated 4/8/19 concerning flood plain issues on site. Bob Thompson of 40 Orchard St. asked about the difference between “VE” and “AE” flood zones. Neighbors more concerned with flood inundation than with wave action. Site Plan review continued to the 6/6/19 regular meeting.

Application #P18-18: 28 Elm Street, Peter Springsteel, Applicant; Paul Goff, Owner. For the addition of two full-length dormers to an existing residence in a RP Zoning District. Applicant is presenting revisions to the dormers. Peter Springsteel presented the revisions to the application. Motion to approve by Carr, seconded by Razzano. Motion carried unanimously.

OLD BUSINESS: Continued discussion items: Zoning Regulation revisions. Attorney Kepple discussed draft revisions to the Zoning Regulations. Discussion commenced concerning variances in the flood plain. Moved to schedule a joint Planning & Zoning Commission and Zoning Board of Appeals meeting on Thursday May 30.

NEW BUSINESS: none

ZONING OFFICER'S REPORT: Review of zoning permits approved. Discussed enforcement action at 1 Church Street and 40 Salt Acres Road.

ADJOURNMENT: Motion to adjourn by Razzano, seconded by Fiore. Motion carried unanimously. Meeting adjourned at 8:54 pm.

Respectfully submitted,

Tom Zanarini
Zoning Official