

THURSDAY, FEBRUARY 2, 2023 – 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: Chair Maranell called the meeting to order at 6:00 pm.

ROLL CALL: Bowdler, Errichetti, Carr, Maranell, Fiore. Alternates: Murray (seated), Horsey.

APPROVAL OF MINUTES: Minutes of the January 5, 2023 meeting. Motion to approved by Carr, seconded by Bowdler. Motion carried unanimously.

ADDITIONS TO THE AGENDA:

PUBLIC COMMENT: Discussion about possible outdoor event at the Velvet Mill.

SITE PLAN: Application #P22-60: 182 Water Street - Brian & Allegra Griffiths, Applicants & Owners
– Site Plan to add screens for a three-season room on an existing porch at the southeast corner of the residence. RP Zone. MBL# 101-3-3. Allegra Griffiths presented the application. Motion to approve as presented by Fiore, seconded by Murray. Motion carried unanimously.

PUBLIC HEARING & SPECIAL PERMIT: Application #P22-57: 4 Broad Street – Peter J. Springsteel, Applicant; Naples Marketing & Development, LLC, Owner – Special Permit to construct two cupolas extending above the allowable height limit at a new single-family residence. RP Zone. MBL# 101-2-1. Public Hearing opened at 6:15 pm. Peter Springsteel and owner Leo Labbe presented the application.

Exhibits: #1: proof of mailings, #2-5: photographs presented by Jeff Johnson of 6 Broad Street, #6: petition from neighbors presented by Jeff Johnson.

Public Speakers: Jeff Johnson of 6 Broad Street; Sara Kimball of 6 Broad Street.

Leo Labbe spoke to withdraw the application. Public hearing closed at 6: 35 pm.

Application #P22-18: Borough of Stonington Plan of Conservation and Development draft proposal.
Chair Maranell discussed the process for the POCD update with a general overview of the revisions.

Public Speakers: Lynn Young of 164 Wamphassuc Road spoke concerning floodplain regulations and the potential for modern homes when historic homes could be destroyed by storm.

The Commission discussed the process of the POCD being the guidelines for the Borough, whereas the Zoning Regulations are written or revised based on the POCD.

Motion to approve the draft POCD with accompanying administrative edits by Errichetti, seconded by Carr.

Motion carried unanimously.

NEW BUSINESS: Commission discussed tree trimming at 4 Broad Street.

OLD BUSINESS: none

ZONING OFFICER'S REPORT: none

ADJOURNMENT: Motion to adjourn by Bowdler, seconded by Maranell. Motion carried unanimously.
Meeting adjourned at 7:04 pm.

Don Maranell, Chair
Planning and Zoning Commission