

THURSDAY OCTOBER 1, 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: Fiore, Errichetti, Razzano, Carr. Staff: Zanarini

APPROVAL OF MINUTES: Minutes of the September 3, 2026 meeting. Motion to approve by Carr, seconded by Razzano. Motion carried 4-0

PUBLIC COMMENT (items not on the agenda): Jesse Diggs of 8 School St. commented on the following issues: Questioned if all the members were seated or alternates, commented on perceived inadequate application noticing to neighbors (would like a 30-day notice for any application), has lingering concerns about the project at 17 Water St., suggested that meeting minutes be taken by a hired scribe, suggested that the term “items on the agenda” at the public comment section be removed.

SITE PLAN REVIEW: **P26-26: 45 Main Street; Rachel Liersch, Applicant; Michael Liersch, Owner;** Site Plan review for a new 6-foot-tall gate along the Main Street (front) yard with arborvitaes on either side. MBL: 101-37-1. RP Zone. Rachel Liersch presented the application. Motion to approve as presented by Razzano, seconded by Carr. Motion carried 4-0.

DISCUSSION: The commission discussed the issues brought by Mr. Diggs. Site plan review time constraints: inquire the time restraints with the Town of Stonington PZC. Public Hearings limit time to no more than 20 days.

Chair Errichetti discussed Village Districts as described in Section 8-2j of the Connecticut State Statutes. Requires a professional consultant to review applications for conformance with performance standards adopted. Considers it a half-way point between the PZC and a recognized Historic District. Razzano questioned what problem are we trying to solve with a V.D. Errichetti stated that it should reflect the POCD, may help regulate design issues of view corridors where a site plan review doesn't. Will continue the discussion with Attorney Avena present.

Errichetti stated that he will inquire with the Warden about staffing a scribe or allocating a mechanical device for minutes.

The issue of “items not on the agenda” can be removed for the next agenda.

OLD BUSINESS: none

NEW BUSINESS: none

ZONING OFFICER'S REPORT: Staff presented a floor area ratio worksheet that could be included with any application where the FAR is being adjusted.

ADJOURNMENT: Motion to adjourn by Fiore, seconded by Carr. Motion carried 4-0. Meeting adjourned at 7:17 p.m.

Next meeting: Thursday November 5, 2026 @ 6:00 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official

DRAFT