

TUESDAY, APRIL 11, 2017 – 7:00 P.M

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

**REGULAR MEETING
AGENDA**

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES: Review and approve minutes from the regular meeting of 2/13/17.

ADDITIONS TO THE AGENDA:

PUBLIC COMMENT:

WORKSHOP: No workshop scheduled

PUBLIC HEARING:

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 on 2/13/17. Public hearing must be opened by 4/19/17; closed by 5/24/17; decision made by 7/28/17).*

NEW APPLICATIONS:

Application #17-07 – 117 Water Street – Thomas Piacenza, applicant; 117 & 119 Water Street, LLC, owner – **Site Plan** – Change of Use from a barber shop to a Class 1 Restaurant - coffee store/café with indoor seating and pre-packaged dessert service. *(Submitted on 3/7/17; received on 4/11/17; decision must be made by 6/15/17).*

Application #17-11 – 86 Salt Acres Road – Rudi Elert, applicant; Little Salt Acres, LLC, owner – **Site Plan** – **Coastal Site Plan Review** – Substantial improvement to an existing wood frame 2-story house and attached garage using 2/3 of the existing foundation and first floor framing. New garage wing and kitchen addition to replace existing to be demolished. *(Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17).*

PENDING APPLICATIONS RECEIVED:

Application #17-09 – 147 Water Street – Alexandra Nicholas, applicant & owner – **Site Plan** – Renovate the existing rear yard & parking area to include a garden with outdoor seating for a Class 1 Restaurant and a 6-foot gate installed between new hedge/landscaping. *(Submitted on 3/21/17; received on 4/11/17; decision must be made by 6/15/17).*

Application #17-12 – 7 Temple Street – Tony Crane, applicant; Robert Crane, owner – Site Plan – 325 square foot one-story addition to an existing detached garage to convert use to garden room, study/bedroom and bathroom. Siding and roofing to match the existing house. *The Commission previously approved this application on 5/14/13 but the approval has expired by lack of action by the applicant. (Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17).*

Application #17-13 – 21 Front Street – Sergio Cherenzia, applicant; Deborah Broatch, owner – **Site Plan – Coastal Site Plan Review** – Demolition of an existing single-family residence and a proposed new single-family residence. *(Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17).*

OLD BUSINESS:

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. **This application has extended past its statutorily mandated timeframe for a decision and has been administratively approved per CGS § 8-7d(b).**

NEW BUSINESS:

ZONING OFFICER’S REPORT: Oral report to the Commission.

ADJOURNMENT:

Doug Lyons, Chairman
Planning & Zoning Commission