

BOROUGH OF STONINGTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES

June 14, 2016

7:30 PM

Borough Hall

ROLL CALL: Chair Chris Errichetti called the meeting to order at 7:30 PM. In attendance were Jan Lindberg, Don Maranell, Clance Peterson, Doug Lyons, Stuart Schwartzstein, Zoning Officer David Atkinson and Borough Counsel Rob Avena. Pam Mola and Betsy Carr had previously recused themselves.

DELIBERATIONS ON:

Application # P 16-05: Stonington Historical Society, Applicant, Attorney Mark Branse, Agent. Application for proposed text amendments to the Borough of Stonington Zoning Regulations, Section 2.9 Non Conforming Uses and Structures and Section 5.1 Residential District One (R-1) to allow for the expansion of a non conforming use and structure to provide accessibility to the disabled.

Attorney Avena reviewed issues regarding the amendment. Original motion made by Errichetti at previous meeting was withdrawn. Motion to deny without prejudice for the following reasons made by Errichetti, seconded by Lindberg:

1. Having this application apply in only the R-1 district under the provisions of two and multi family dwellings seems unusual, as this is an institutional museum and neither of the above. This issue should be addressed on a Borough wide basis for public, institutional and non profit buildings.
2. The changes proseed by the Commission to the current draft amendment are substantive enough that the revised zoning amendment should have a new public hearing.
3. The procedural statutory requirement that a copy of the amendment under CGS 8-3 be filed with the Borough Clerk has not been met, and any Commission action would be legally defective.

Vote in favor unanimous.

CONTINUATION OF PUBLIC HEARING:

Application # P 16-07: 7 Water Street, Stonington Historical Society, Owner, Attorney Mark Branse, Agent. Application for Special Permit and Coastal Site Plan Approval for renovations to an existing non-conforming structure in the R-1 District.

Motion to close the hearing at 7:40 PM made by Maranell, seconded by Errichetti. Motion to deny application as language does not exist in the regulations for proposed renovation made by Maranell, seconded by Errichetti. Vote in favor unanimous..

NEW BUSINESS:

Members Betsy Carr and Pam Mola rejoined the Commission

Application # P 16-13: 1 High Street, Town of Stonington, Owner. Referral of Zoning Application for the construction of a fence on the property in the RL District to the Planning and Zoning Commission. Motion to allow ZO to rule on application made by Peterson, seconded by Schwartzstein. Discussion, motion withdrawn. Motion to allow ZO to rule on application made by Peterson, seconded by Schwartzstein. Discussion. Vote in favor, Peterson and Maranell. Vote in opposition, Lyons, Errichetti, Schwartzstein, Carr, Mola, Lindberg. Motion fails. General discussion on application. Town Attorney Londregan declined to present application. Attorney Mark Kepple discussed proposed injunction and neighbors rights.

Commission scheduled Special Meeting Tuesday July 12 at 6:30 PM to hear the application and receive public comment. Additional Special Meeting tentatively scheduled for July 14 at 6:00 PM if necessary.

Application # P 16-14: 18 Water Street, David Meredith, Owner, DiCesare Bentley, Applicant. Application for Special Permit and Coastal Site Plan Approval for renovations to an existing non-conforming house in the R-1 District. A Public Hearing is scheduled for July 12, 2016.

PUBLIC COMMENT:

ZONING OFFICER'S REPORT

ADJOURNMENT

The meeting was adjourned at 8:30 PM