# BOROUGH OF STONINGTON
## PLANNING AND ZONING COMMISSION
# REGULAR MEETING MINUTES

February 8, 2011                    7:30PM                    Borough Hall

ROLL CALL:
   The meeting was called to order by Zoning Officer David Atkinson at 7:30 PM. In attendance were Betsy Carr, Julia Roberts, Don Vail, and Brian Krafjack. Doug Lyons and Derick Nicholas were absent.

ELECTION OF NEW CHAIRPERSON:
   ZO Atkinson asked for nominations for new chairperson. Vail nominated Carr, seconded by Krafjack. Vote in favor, unanimous.

NEW BUSINESS:
   Application #P 11-02: 12 Denison Avenue, Judith Keegan Owner. Application for Site Plan Approval and Design Review for renovations to a non conforming house in the RP District. ZO Atkinson read compliance checklist. Project is enclosure of existing second floor deck. No increase in FAR or Lot Coverage. Design review only as project is visible from Denison Avenue. Architect Keegan presented his application. Motion to approve made by Krafjack, seconded by Roberts. Vote in favor unanimous.

OTHER BUSINESS:
   Update on FEMA regulations and map adoption. New maps to be adopted July 2011. Regulation changes by DEP have been provided. ZO Atkinson to review and begin process of incorporating the new regulations into existing. Public Hearings will be required.

   Update on the subcommittee work on the Master Plan. Chairman Vail and Julia Roberts spoke about the progress on the consolidation of the Master Plan documents. The next meeting was scheduled for February 15 at 5:30 PM.

ZONING OFFICER'S REPORT:
   Review of memo from David Eck/Dogwatch Café about fish storage/prep in Marine Store space at Dodson's. Commission determined this was an accessory use as long as no food service or cooking was allowed.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: December 14, 2010. Motion to approve minutes made by Roberts, seconded by Vail, vote in favor unanimous.

ADJOURNMENT     Chairman Carr adjourned the meeting at 8:39 PM

*A tape recording of the meeting is available for listening to in the Borough Zoning Office.*