

THURSDAY JULY 9, 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: The meeting was called to order at 6:03 p.m.

ROLL CALL: Johnson, Fiore, Errichetti, Razzano (Carr, Hartman absent). Staff: Zanarini, Attorney Avena, Jim Butler, consultant.

APPROVAL OF MINUTES: Minutes of the June 4, 2026 Special Meeting @ 5:00pm and Special Meeting @ 6:00 pm. Motion to approve Special Meeting at 5:00 p.m. by Fiore, seconded by Razzano. Motion carried 4-0. Motion to approve Special Meeting at 6:00 p.m. by Razzano, seconded by Fiore. Motion carried 4-0.

PUBLIC COMMENT (items not on the agenda): Rosemary Riley of 37 Bayview St. spoke concerning a permitted construction project at 10 Bradley St. in regards to the increase in height of a building with a non-conforming setback encroachment.

SITE PLAN REVIEW:

P26-11: 1&3 Ash Street; Sergio Cherenzia, P.E., Applicant; Christopher & Melinda Smith, Owners; Site Plan and Coastal Site Plan Review for a proposed tear-down and rebuild of an existing structure located on 1 Ash Street, and proposed driveway replacement and landscape improvements on both 1 & 3 Ash Street. MLB: 104-40-3&2, R2 Zone.

Sergio Chrenzia of Chrenzia and Associates, Pawcatuck, CT. submitted minor revisions and discussed the overall project and site improvements. Lauren Sexton of Juliet Leeming Architects presented the architectural details & landscaping.

Motion to approve the Site Plan and Coastal Site Plan, including a review of Section 2.9.2.1 that the project does not require a Special Permit by Johnson, seconded by Razzano. Motion carried 4-0.

PUBLIC HEARING:

P26-15: Borough of Stonington Comprehensive amendments to the Zoning Regulations (continued from June 17 Special Meeting).

Public Hearing was opened at 6:44 p.m. Exhibits entered and read into the record:

Exhibit D: Claude and Danielle Ciampietro, 12 Hancox St, Stonington Borough, CT 06378 dated July 8, 2026.

Motion to close the public hearing by Errichetti, seconded by Johnson. Motion carried 4-0. Public Hearing closed at 7:00 p.m. Motion to open discussion and consider a motion to approve P26-15 at the August 6 regular meeting by Errichetti, seconded by Razzano. Motion carried 4-0.

DISCUSSION: none

OLD BUSINESS: none

NEW BUSINESS: Discussion of 10 Bradley St. permit approval in relation to its non-conforming location. Staff described the permit approval, that the detached garage and accessory building are being demolished and rebuilt in the same footprint. The height of the accessory building is being raised to match the garage, which is 13 feet in height. Raising the height is not an expansion of a non-conforming structure as the maximum height for accessory structures is 20 feet.

ZONING OFFICER'S REPORT: none

ADJOURNMENT: Motion to adjourn by Errichetti, seconded by Fiore. Motion carried 4-0 at 7:36 p.m.

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

Respectfully Submitted,

Tom Zanarini, CZEO
Zoning Official