

THURSDAY, APRIL 1, 2021 – 6:00 P.M
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
ZOOM MEETING
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – APPROVED MINUTES

ZOOM Meeting link:

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CALL MEETING TO ORDER: Meeting called to order at 6:01 p.m.

ROLL CALL: Seated: Maranell, Carr, Errichetti, Bessette, Fiore, Horsey, Bowdler (entered at 6:04 p.m.). Alternate Murray entered at 6:17 p.m.

APPROVAL OF MINUTES: Minutes of the January 7, 2020 Regular Meeting. Motion by Murray, seconded by Carr. Motion carried unanimously. Motion to approve by Carr, seconded by Errichetti. Motion carried unanimously.

PUBLIC COMMENT: none

PUBLIC HEARING:

Application #P21-08: 22 Bayview Avenue Unit #15 – Aaren Simoncini, Applicant; Velvet Mill Equities, LLC, Owner – Special Permit to permanently continue with the expanded 1,500 sqft. “patio” seating in the Mill Atrium. PI Zone. MBL: 79-14-5. Seated: Maranell, Carr, Errichetti, Bessette, Fiore, Bowdler, Horsey. Aaren Simoncini. Correction that Beer’d is Unit #15, not #5 (corrected above). Described application for seating. Staff presented findings from P12-03 that Beer’d is allocated 1,500 sq.ft. of seating. Maranell stated that all events must be contained within the Velvet Mill. Open for public comment: No comments. Motion to close public hearing by Maranell, seconded by Errichetti. Motion carried. Motion to approve as proposed by Maranell, seconded by Carr. Findings to approve:

1. Applicant is within rights of permitted uses.
2. Use and square footage previously approved in permit P12-03 is consistent with the proposed use.
3. The use is in compliance with the Borough POCD.

Motion carried unanimously.

Application #P21-07: 4 Maplewood Lane – Gregg Fedus, Applicant; Greylock Holdings, LLC, Owner – Application for a Site Plan and Coastal Site Plan Review (CAM) to construct a new single-family residence on a vacant lot. RP Zone. MBL: 101-33-3. Presenting: Attorney Sweeny, Engineer Fedus, Consultant Pietropaolo. Attorney Sweeny presented the application and addressed the floodplain concern. Gregg Fedus addressed the house design, floodplain engineering.

Public Comment: Paula Thompson, 40 Laurelwood.

Motion to close public hearing by Maranell, seconded by Errichetti.

Motion to approve the Coastal Site Plan by Maranell, seconded by Bowdler, Motion carried, Fiore abstained.

Motion to approve by Maranell, seconded by Errichetti.

Motion: To approve the application with the following conditions:

1. The applicant shall demonstrate FAR compliance in reference to the cathedral ceiling to the satisfaction of Borough Staff.
2. The application satisfies the 3 conditions in the DEEP letter dated 3/30/2021.

Motion carried, Fiore abstained.

SITE PLAN:

Application #P21-10: 19 School Street – Julia Leeming, Architect; CJ Bardy & Rebecca Foss, Owners – Site Plan and Design Review to replace all exterior windows and skylights, addition of two dormers on street-facing side of the residence, and replacement of all roofing, siding, and trim. R-2 Zone. MBL: 102-3-5. Architect Leeming presenting.

Motion to approve as submitted by Maranell, seconded by Carr. Motion carried unanimously.

ZONING OFFICER’S REPORT: 1 Wheeler Court: solar, 133 Elm Street: deck repair, 20 Omega: solar, 5 Bayview: swimming pool.

PENDING APPLICATIONS: none

OLD BUSINESS: none

NEW BUSINESS: none

DISCUSSION: Maranell discussed NESS annual letters to PZC concerning parking and traffic.

ADJOURNMENT: Motion to adjourn by Bowdler, seconded by Carr. Motion carried unanimously.

Respectfully submitted,

Tom Zanarini
Zoning Official