

**THURSDAY, JULY 7, 2022 – 6:00 P.M**  
**PLANNING AND ZONING COMMISSION**  
**BOROUGH OF STONINGTON**  
**26 CHURCH STREET**  
**STONINGTON, CT 06378**  
**REGULAR MEETING – APPROVED MINUTES**

**CALL MEETING TO ORDER:** Chair Maranell called meeting to order at 6:00 pm.

**ROLL CALL:** Carr, Errichetti, Maranell, Bowdler (Murray at 6:05pm). Staff: Zanarini Absent: Fiore, Bessette, Carr, Horsey.

**APPROVAL OF MINUTES:** Minutes of the June 2, 2022 meeting. Motion to approve by Maranell, seconded by Errichetti. Motion carried unanimously (Carr, Errichetti, Maranell, Bowdler).

**ADDITIONS TO THE AGENDA:** none

**PUBLIC COMMENT:** none

**SITE PLAN:**

**Application #P22-19: 45 Main Street – Christopher Delaney, Applicant; Michael & Rachel Liersch Owners – Front roof shed dormer addition, raise rear roof for full ceiling height, screen porch patio, and window replacements. RP Zone. MBL: 101-37-1.** Chris Delaney presented the application. Motion to approve with a stipulation that the project be phased in zoning permits to avoid substantial improvements by Maranell, seconded by Carr. Motion carried unanimously.

**PUBLIC HEARING:**

**Receiving public comment for the Plan of Conservation and Development 10-year update.** No public comment. Carr mentioned that POCD doesn't mention bed & breakfasts or short-term rentals. Errichetti stated short-term rentals most affect parking more than local residents. Bowdler commented Town's discussion on short-term rentals. Maranell read Warden Callahan's comments into the record. Public hearing closed at 6:43 pm.

**NEW BUSINESS:** none

**OLD BUSINESS:** Discussion of cannabis regulation, discussing appropriate locations and definitions.

**ZONING OFFICER'S REPORT:** Read permits issued in June.

**ADJOURNMENT:** Motion to adjourn by Errichetti, seconded by Carr. Motion carried unanimously. Meeting adjourned at 6:55 pm.

Respectfully submitted,  
Tom Zanarini, CZEO  
Zoning Official