

**TUESDAY, NOVEMBER 14, 2017 – 7:00 P.M**  
**PLANNING AND ZONING COMMISSION**  
**BOROUGH OF STONINGTON**  
**BOROUGH HALL**  
**26 CHURCH STREET**  
**STONINGTON, CT 06378**  
**APPROVED MINUTES**

**CALL MEETING TO ORDER:** Chairman Lyons called the meeting to order at 7:00 P.M.

**ROLL CALL:** Present: Peterson, Leeming, Carr (alternate), Lyons (chairman), Maranell (secretary), Lindberg, Mola, Razzano (alternate), Fiore (alternate), Schwartzstein. Staff: Zanarini. Absent: None.

**APPROVAL OF MINUTES:** Review and approve minutes from the special meeting of 10/10/17 and the regular meeting of 9/12/17. Motion to approve by Maranell, seconded by Schwartzstein. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** none.

**PUBLIC COMMENT:** none.

**WORKSHOP:** none.

**PUBLIC HEARING:** none.

**PENDING APPLICATIONS:**

**Application #17-34 – 120 Water Street – Thomas Taylor, Applicant; 120-122 Water Street, LLC, Owner – Proposed renovations to the building façade in a PC Zoning District. (Submitted on 10/17/17; Decision must be made by 12/21/17).** Thomas Taylor presented the application, submitted revised façade plans. Leeming stated the design was an improvement. Mola inquired about height (meets zoning regulations), is 2-feet less than the maximum permitted. Motion to approve as modified by Maranell, seconded by Leeming. Motion carried unanimously.

**Application # P17-36 – 4 Maplewood Lane – Gregg, Fedus, Fedus Engineering, Applicant; Greylock Holdings, LLC, Owner – Proposed single-family residence with a garage underneath on piers with associated grading in a RP Zoning District. (Submitted on 10/31/17; Decision must be made by 1/4/18).** Gregg Fedus presented the application. Maranell inquired about outside lighting, read a letter submitted from Anton Stattler of 41 Orchard Street into the record. Conversation ensued concerning the floodplain, fill, and mechanical equipment placement. Motion to approve by Maranell with a stipulation that the A/C (mechanical equipment) be reviewed by the ZEO at the time of Zoning Permit submittal, and the roof runoff be contained with a rain garden or similar so the added impervious area caused by the roof diminishes the increase water discharge off the site. Seconded by Leeming. Motion carried unanimously.

**NEW APPLICATIONS:** none.

**OLD BUSINESS:** none.

**NEW BUSINESS:** 2018 meeting schedule. Dates for Planning and Zoning Commission meeting are set for the second Tuesday of each month, with a start time of 6:30 P.M. Schedule approved unanimously.

Maranell mentioned that the Charter Revision Committee may request a report from the Planning & Zoning Commission on options or suggestions for revisions to the Borough Charter. Discussion ensued relating to term limits.

**ZONING OFFICER'S REPORT:** Oral report to the Commission. Maranell mentioned the anniversary party at Beer'd Brewery at the Velvet Mill could be heard outside the building.

**ADJOURNMENT:** Motion to adjourn by Maranell, seconded by Peterson. Motion carried unanimously at 8:05 P.M.

Doug Lyons, Chairman  
Planning & Zoning Commission