

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

May 10, 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 Julia Roberts, Don Vail, Brian Krafjack, Doug Lyons and Derick Nicholas. Betsy Carr was absent. As Chairman Carr was absent, ZO Atkinson asked for nominations for a temporary chairman. Lyons nominated Vail, seconded by Krafjack, vote in favor unanimous.

**PUBLIC HEARING:**

**Proposed Amendments to the Borough of Stonington Zoning Regulation including the following:**

- **Changes and Additions to Article 1. Introduction, Definitions, Zoning Districts**
- **Changes and Additions to Section 3.3 Environmental Protection**

**These amendments are required to maintain compliance with FEMA standards for development in designated floodplains, and to ensure the Borough's continued participation in the National Flood Insurance Program.**

ZO Atkinson read letters from DEP and SECCOG into the record in support of proposed amendments. There was no public comment on amendments. The public hearing was closed at 7:42. Motion to approve the proposed amendments made by Krafjack, seconded by Lyons, vote in favor unanimous.

**Application # P 11-08: 15 Water Street, Gary Lexa, Owner. Application for Special Permit under Section 2.4.2.1 of the Zoning Regulations for the construction of a chimney on an existing non-conforming house in the R-2 District.**

Application presented by Attorney Mark Branse for the owner. Applicant recognized there was no hardship, and therefore they did not seek a variance from ZBA. Application for chimney in a non conforming setback supported by neighbors, allowed by special permit. The public hearing was closed at 8:05. Motion to approve made by Lyons, seconded by Krafjack, vote in favor unanimous.

**ZONING OFFICER'S REPORT:**

Layout of artist cubicles at the Velvet Mill discussed. Continuation of permitted use, no approval necessary.

**OTHER BUSINESS:**

Discussion of Master Plan document. Commission members to review compilation for discussion at next meeting. ZO Atkinson waiting to hear from SECCOG regarding planning consultant.

**PUBLIC COMMENT:** None

APPROVAL OF MINUTES: April 12, 2011. Motion to approve minutes made by Krafjack, seconded by Vail, vote in favor unanimous.

ADJOURNMENT Chairman Vail adjourned the meeting at 8:50 PM

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