

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

March 8, 2011

7:30PM

Borough Hall

ROLL CALL:

The meeting was called to order by Chairman Carr at 7:30 PM. In attendance were Julia Roberts, Don Vail, Brian Krafjack, Doug Lyons and Zoning Officer David Atkinson. Derick Nicholas were absent.

NEW BUSINESS:

Application #P 11-05: 4 Cannon Square, Stonington Historical Society, Owner, Mark Kepple, Applicant. Application for Site Plan Approval and Design Review for an addition to a non conforming building in the RP District. Zoning Officer Atkinson reviewed the application for the construction of an ATM addition to the existing bank. A variance was granted for the increase in lot coverage and setbacks by the ZBA last month. Attorney Kepple presented the application. General discussion was held about lighting and signage. Second sign on side of building not permitted. Lighting to be down lights over ATM. Motion to approve application with conditions that second sign be deleted, fence match existing and brick piers be widened to 12 inches made by Krafjack, seconded by Lyons, vote in favor unanimous.

OTHER BUSINESS:

Update on FEMA regulations and map adoption. New maps to be adopted July 2011. Regulation changes by DEP have been provided. ZO Atkinson incorporating the new regulations into existing, and expects draft to be sent to the Commission for April's meeting. Public Hearings will be required.

Update on the subcommittee work on the Master Plan. Julia Roberts working on consolidation of three master plan documents. Atkinson spoke to Jim Butler at SECCOG, whose staff is capable of assisting the Commission on the coastal planning document revisions. Atkinson to review with Don Maranell, as request from assistance must come from the chief elected official.

ZONING OFFICER'S REPORT:

Review of request by David Eck/Dogwatch Café to have an ice cream cart during the summer. The Commission determined this was an accessory use as long as long as only ice cream was served, and the cart was temporary (on wheels).

22 Diving Street. Request by owner to have two steps extend into 40 setback from MHW. The Commission denied the request.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: February 8, 2011. Motion to approve minutes made by Vail, seconded by Roberts, vote in favor unanimous.

ADJOURNMENT Chairman Carr adjourned the meeting at 8:40 PM

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