

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

December 13, 2016

7:30 PM

Borough Hall

ROLL CALL:

Chair Errichetti called the meeting to order at 7:30 PM. In attendance were Betsy Carr, Pam Mola, Doug Lyons, Don Maranell, Jan Lindberg, Julia Leeming, Zoning Officer Tom Zanarini. (Stuart Schwartzstein arrived at 7:32pm and Attorney Robert Avena arrived at 7:37pm). Clance Peterson were absent.

APPROVE AMENDED AGENDA:

Application #16-33 – 1 High Street is removed from the agenda.

Chairman Errichetti made a motion to approve the amended agenda to hear Application #16-32 as a Site Plan application. Don Maranell seconded. Vote in favor was unanimous.

APPROVE MEETING MINUTES:

Motion by Don Maranell to approve meeting minutes of November 15, 2016. Seconded by Doug Lyons. Vote in favor was unanimous

WORKSHOP:

Design Review workshop for 11 Water Street. Tom McGarry and George Kimmerle presented three concepts for a new accessory building.

PUBLIC HEARING:

Application #16-30: 26 Church Street – Borough of Stonington – Public hearing under Section 12.2.2 Regulation Change to Section 2.9.1 – Non-conforming Uses. Addition of language to expand non-conforming uses for ADA compliance.

Attorney Avena and ZEO Zanarini introduced exhibits A-C into the record.

ZEO Zanarini read a letter from Betty Richards of 18 School Street for the record. Others speaking in favor include Edward Smith, Michael Scheffers, and Mark Branse.

Chair Errichetti discussed revised language for the regulation change. Attorney Avena noted that the proposed change conforms to the 2012 POCD as evidenced by the letter submitted by the Southeastern Connecticut Council of Governments. Proposed changes to

language were discussed but no motion was made to submit new language. Don Maranell made a motion to close the public hearing, seconded by Betsy Carr. Vote in favor was unanimous. Motion to approve the application made by Doug Lyons, seconded by Don Maranell. Vote in favor was unanimous. Motion to set effective date at February 1, 2017 made by Don Maranell, seconded by Betsy Carr. Vote in favor was unanimous.

NEW BUSINESS:

Application #16-34 – 107 Main Street – Keith & Jacquelyn Bunovsky – Site Plan – Extend existing porch by 9’x 13’ off back of house. Install 6’ privacy fence along property line on left side of house. Install 4’ picket fence across front of house. The Commission discussed the application with the applicant and requested more information be submitted that shows no adverse impacts to the neighbor exists and that the structure is not in the floodplain. Application continued to the January 10, 2017 meeting.

Application #16-32 – 147 Water Street, LLC – Site Plan – Renovations to Existing structure and proposal of a Class 1 Restaurant on the first floor and a retail business on the second floor. Chair Errichetti recused himself for the application review. Alternative chair appointed to Doug Lyons. Thomas Taylor presented the application. Attorney Thomas Collier spoke and read a letter into the record in regards to an alleged right-of-way on or near the property and the change from a Class 2 to a Class 1 restaurant. The Commission continued the application to the January 10, 2017 meeting, requesting more information regarding the right-of-way question.

ZONING OFFICER’S REPORT:

ZEO Tom Zanarini presented his progress report on questions regarding events at the Light House Museum. The Commission accepted regular meeting dates as the second Tuesday of each month at 7:00 p.m. for 2017.

ADJOURNMENT:

Motion to adjourn the meeting made by Don Maranell, seconded by Betsy Carr. Vote to adjourn was unanimous. Meeting adjourned at 9:23 pm.

Respectfully Submitted,

Tom Zanarini
Zoning Enforcement Officer