

**THURSDAY, DECEMBER 7, 2023 – 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 the meeting to order at 6:01 p.m.

**ROLL CALL:** Collette, Fiore, Carr, Maranell, Razzano, Murray. Staff: Zonarini, Attorney Avena

**APPROVAL OF MINUTES:** Minutes of the September 7, 2023 meeting. Motion to approve by Maranell, seconded by Carr. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** none

**PUBLIC COMMENT (items not on the agenda):** none

**SITE PLAN REVIEW:** Application #P23-57 – 11 Water Street – George Kimmerle, Applicant and Owner – Site Plan and Design Review for a widow’s watch addition to the roof of an existing single-family residence. R-2 Zone. MBL# 102-5-9. Application continued to the January 4, 2024 regular meeting.

**PUBLIC HEARING:**

**Application #P23-51 – 26 Church Street – Borough of Stonington PZC Applicant; Borough of Stonington, Owner – Zoning Regulation Amendment for Accessory Dwelling Units. (Continued from November 2, 2023).**

Public hearing opened at 6:06 p.m.

Edits to the draft regulation include:

- 1.c.: Accessory unit shall not be less than 30% of the net floor area of the principle dwelling unit and accessory dwelling unit or 1,000 square feet, whichever is less.
- 1.g.: ...short term rentals, vacation stays, or tourist home use.
- Need to add a definition in the regulations for short-term rentals.

Public Speaking at hearing: Jeffery Johnson, 6 Broad Street

Motion to continue the public hearing to the January 4, 2024 regular meeting by Fiore, seconded by Carr.

Motion carried unanimously.

**NEW BUSINESS:** none

**OLD BUSINESS:** none

**ZONING OFFICER’S REPORT:** Staff reviewed zoning permits issued since last meeting.

**ADJOURNMENT:** Motion to adjourn by Razzano, seconded by Carr. Motion carried unanimously at 7:43 p.m.

Respectfully submitted,  
Tom Zonarini, CZEO  
Zoning Official