

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

June 10, 2014

7:30 PM

Borough Hall

ROLL CALL:

Chair Julia Roberts called the meeting to order at 7:30 PM. In attendance were Betsy Carr, Chris Errichetti, Susan Tohbe, Doug Lyons, Rich Easton, Stuart Schwartzstein and ZO David Atkinson

APPROVAL OF MINUTES:

May 13, 2014. Minutes were amended to remove “to adopt amendments” phrase after “It was agreed to move forward with the public hearing.” Regarding Swooner’s restaurant, the phrase “Parking and tables seem different than expected, Errichetti spoke to Dave Atkinson” was deleted. “Atkinson to follow up” was inserted. Motion to approve as amended made by Carr, seconded by Errichetti. Vote in favor Roberts, Carr, Lyons, Errichetti, Tohbe, Schwartzstein, vote in opposition, Easton. Motion carried.

PUBLIC HEARING:

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

Amendments to Section 3.2.2 Flood Protection including:

Sections 3.3.2.7, 3.3.2.8, 3.3.2.9 and 3.3.2.11 regarding Specific Situation Variances.

Amendments to Article 6.3.2.1: Planned Industrial District; Permitted Principal Uses

Phrase “but exclude the raising of animals of any type” added to proposed amendment to Article 6.3.2.1. Motion to approve amendments as modified made by Lyons, seconded by Roberts. Vote in favor, Roberts, Carr, Lyons, Errichetti, Tohbe, Schwartzstein, vote in opposition, Easton. Motion carries.

NEW BUSINESS:

Application # P 14-08: 7 Elihu Street, Josiah Jones, Owner. Application for Site Plan Approval and Design Review for renovations to an existing house in the R District.

Application for two conforming dormers reviewed by Atkinson. Motion to approve made by Lyons, seconded by Tohbe. Vote in favor unanimous.

OTHER BUSINESS:

Dog Watch ice cream tent. ZO approved zoning application for tent similar in size to previous approval.

Discussion on uses in the Velvet Mill. Discussion of adding private parties and events considered. Atkinson to draft proposed amendments for further review.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT:

105 Main Street. Owner requests deletion of picture window. Atkinson considered this to very minor and did not merit full application. Motion made by Carr to allow deletion of window without full site plan application, seconded by Schwartzstein. Vote in favor, Roberts, Carr, Lyons, Errichetti, Tohbe, Schwartzstein, vote in opposition, Easton. Motion carries.

Atkinson reviewed draft of amendments that addressed construction and substantial damage/improvements of structures in the flood zones. Commission to review for further discussion.

Swooner's Sign: Two signs replacing Skipper' Dock signs and new sign installed. Atkinson has contacted owner for permit application.

ADJOURNMENT:

Meeting was adjourned at 8:43 PM