

THURSDAY SEPTEMBER 3, 2026 – 6:00 P.M.
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – DRAFT MINUTES

CALL MEETING TO ORDER: Meeting called to order at 6:00 p.m.

ROLL CALL: Johnson, Fiore, Errichetti, Carr all seated regular members. Staff: Zonarini

APPROVAL OF MINUTES: Minutes of the August 6, 2026 meeting. Motion to approve by Fiore, seconded by Errichetti. Motion carried 3-0, Carr abstained.

PUBLIC COMMENT (items not on the agenda): Jesse Diggs of 8 School Street spoke to issues concerning the site plan application review process and timely disclosure to both the Commission and public, that the ZO report should come at the beginning of the meeting, that applications should be available for review 30-days prior to a meeting, that the Commission should evaluate Sections 2.6.5.1 & 2.6.5.9 more thoroughly, that the ZO should add more hours when appropriate, that the Commission should have a dedicated minute-taker.
Elizabeth Leaman of 10 School Street spoke concerning FAR calculations at 17 Water Street. Mr. Diggs spoke to FAR calculations for non-conforming buildings.

SITE PLAN REVIEW: none

DISCUSSION: 1. 17 Water Street P26-04, discussion of FAR calculations. 2. Public Notice requirements. The Commission and staff discussed that non-conformities are defined differently per jurisdiction. The Borough differentiates each particular non-conformity. ZO reports are for items such as zoning applications and enforcement actions. Site Plan application distribution was discussed. The ZO can get the meeting packet to the Commission two-weeks prior to a meeting. Chair Errichetti discussed Village Districts as described in State Statute 8-2j.

OLD BUSINESS: none

NEW BUSINESS: none

ZONING OFFICER'S REPORT: Application P26-26: 45 Main Street for a six-foot entry gate will be on the October agenda. Staff will contact the contractor at 17 Water Street to discuss FAR and also the owner of 21-23 Front Street concerning the fence height.

ADJOURNMENT: Motion to adjourn by Fiore, seconded by Errichetti at 6:58 p.m. Motion carried 4-0

Next meeting: Thursday October 1, 2026 @ 6:00 p.m.

Respectfully submitted,
Tom Zonarini, CZEO
Zoning Official