

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

April 8, 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, Rich Easton, Susan Tohbe, Ben Davol, Stuart Schwartzstein and Zoning Officer David Atkinson. Doug Lyons was absent.

APPROVAL OF MINUTES: March 11, 2014. Motion to approve made by Easton, seconded by Roberts. Vote in favor unanimous

PUBLIC HEARING:

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

- **Additions and amendments to Article 1.3: Definitions**
- **Amendments to Article 2.6: Design Overlay Zone**
- **Amendments to Article 2.8: Parking**
- **Additions and amendments to Article 3.7: Unified Sign Regulations**
- **Amendments to Article 6.2.2.1: Planned Commercial District; Permitted Principal Uses**
- **Amendments to Article 6.3.2: Planned Industrial District; Permitted Principal Uses**

Sandy Fromson spoke regarding signage at Stonington Commons, and issues regarding a new entrance sign. The Commission explained the Commons is in a PAD, notice about signage at the Commons was on a recent agenda.

Public hearing was closed at 7:50 PM. Motion to approve proposed amendments made by Easton, seconded by Errichetti, vote in favor unanimous

NEW BUSINESS:

Application # P 14-04: 2 Tanner Court, Geoffrey and Kate Fisher. Owners, Bruce Lozier, Applicant. Application for Site Plan Approval and Design Review for renovations to an existing house in the RP District.

ZO Atkinson explained application met all zoning envelope requirements, but variance from flood regulations was required as proposed addition is below BFE. Applicant Lozier presented application. Commission held discussion about requirements for a variance and hardship. Motion to deny application due to insufficient hardship to construct below the BFE made by Errichetti, seconded by Schwartzstein. Vote in favor; Roberts, Errichetti, Carr, Schwartzstein, Easton, Opposed; Davol, Abstain; Tohbe. Application denied.

ZO Atkinson expressed concern the P&Z Commission should not be hearing variance applications as that was statutorily performed by ZBA. Current regulations state P&Z

Commission can hear variance applications should be addressed. Atkinson to review with Borough Counsel.

OTHER BUSINESS:

Update on Stonington Commons repair work. Work ongoing, expected to be finished this spring. Sound engineer to review noise levels upon completion.

PUBLIC COMMENT:

Sandy Fromson spoke about Stonington Commons signage.

ZONING OFFICER'S REPORT:

50 Church Street dormer windows acceptable

Proposal to grow mushrooms at Velvet Mill determined to not be a permitted use. Support for zoning amendment to allow hydroponic farming discussed. Atkinson to draft proposed amendment.

Letter from NESS regarding activities distributed for review and comment by Commission.

Stone posts proposed by Juan O'Callahan for Salt Acres Road determined to be landscape element. No permit required.

Shower enclosure at 4 Denison Avenue discussed. Atkinson determined existing 6 foot property line fence and adjacent shower enclosure fence acceptable. Jim Quinn will express concerns at May meeting.

ADJOURNMENT

Meeting adjourned at 9:15 PM