

BOROUGH OF STONINGTON
PLANNING AND ZONING COMMISSION
REGULAR MEETING

March 10, 2015

7:30 PM

Borough Hall

ROLL CALL: ZO Atkinson called the meeting to order at 7:30 PM. In attendance were Jan Lindberg, Doug Lyons, Richard Easton, Chris Errichetti, Stuart Schwartzstein and Betsy Carr. Susan Tohbe was absent.

ELECTION OF NEW CHAIR: Lyons nominated Errichetti, seconded by Carr, vote in favor unanimous.

APPROVAL OF MINUTES: December 9, 2014. Motion to approve minutes made by Easton, seconded by Errichetti, vote in favor unanimous.

PUBLIC HEARING:

Application # P 15-01: 28 Water Street, Randall Bean and Elizabeth Black, Owners, New England Design, Applicant. Application for Special Permit to substantially improve a non conforming house in the R-1 District.

Presentation of application made by Owner Randy Bean, Attorney Mark Branse and Architect Kevin Tubridy. Application to put on an addition and improve existing house. Issues discussed:

Existing house is non conforming in terms of setback. No changes to non conformity proposed.

House and addition in flood zone/basement and crawl space.

Classification of rear outdoor living space as a structure and whether deck/patio is allowed in 40 feet setback from mean high water line.

Coastal site plan requirements

Design review

View corridors

ZO Atkinson noted he had received several letters in favor of the application. Those in opposition to the application included Attorney Dale King, Attorney Bill Sweeney, Dean Anderson, Chip MacMillen and Martine Durner. Attorney King submitted engineering report that needed to be reviewed. Public Hearing continued and application tabled until special meeting on March 18, 2015.

NEW BUSINESS:

Application # P 15-02: 21 Main Street, Robert Burt, Owner, Mercer and Bertsche, Architects. Application for Site Plan Approval for the construction of a new garage at an existing residence in the RP District. Application table until April meeting

Application # P 15-04: 7 Water Street, Stonington Historical Society, Owner. Application for Zone Change for the parcel from Residential District R-1 to Residence Preservation District RP. A public hearing is scheduled for April 14, 2015.

PUBLIC COMMENT:

ZONING OFFICER'S REPORT:

ADJOURNMENT: Meeting adjourned at 10:30 PM