

BOROUGH OF STONINGTON
PLANNING AND ZONING COMMISSION
REGULAR MEETING

October 14, 2014

7:30 PM

Borough Hall

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

APPROVAL OF MINUTES: August 12, 2014.

Motion to approve made by Easton, seconded by Roberts. Vote in favor unanimous.

PUBLIC HEARING:

Amendments to the following articles or sections for clarifications to “Effective” and/or “Amended” date of the Zoning Regulations including:

- 1.2.2 Effective Date**
- 1.3 Definitions**
- 1.4.2 Zoning map**
- 2.8.5 Off Street Parking**
- 2.9.2 Non Conforming Uses and Structures**
- 2.11 Division of Land**
- 5.1.4/5.2.4 Conversion to Two Family Dwelling**
- 6.1.2.4 Alternate uses of Existing Buildings**
- 7.4 Permitted Uses in the Planned Area District**

Amendments to Article 3.3.2.6 Flood Protection Construction Requirements,

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

Public Hearing opened at 7:32. ZO Atkinson explained amendments. Letters of concurrence from DEEP and SECCOG read into the record. No public comment.

Public Hearing closed at 7:45. Motion to approve made by Carr, seconded by Lyons. Vote in favor unanimous.

NEW BUSINESS:

Application # P 14-13: 2 Tanner Court, Geoffrey and Kate Fisher, Owners, Bruce Lozier, Applicant. Application for Site Plan Approval for renovations to an existing house in the RP district.

ZO Atkinson explained flood variance granted by ZBA. Application meets all zoning criteria and is only partially visible from frontage road. Motion to approve made by Carr, seconded by Lyons. Vote in favor unanimous.

Application # P 14-16: 135 Water Street, Daniel McGovern, Owner, Michael Blair, Applicant. Application for Site Plan Approval for a Class I Restaurant in the existing building in the PC District. Michael Blair explained the application has been changed to more of a Class I restaurant instead of retail. Concerns about square foot area and layout expressed by Commission. Restroom should be included in area. Motion to approve with condition that accurate drawings showing square foot area and layout be submitted to ZO made by Carr, seconded by Schwartzstein. Vote in favor unanimous

Application # P 14-17: 3 Wheeler Court, Blue Whale Associates, Owner, Chris Carey Applicant. Application for Site Plan Approval for the demolition of an existing single family house, and construction of a new single family house in the RP district. Application for demolition of non historic house to be replaced by new single family home. Chris Carey presented design. Motion to approve made by Lyons, seconded by Carr. Vote in favor unanimous.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT:

Stonington Commons HVAC recent upgrades decrease noise substantially, but still not in conformance. CT statute regarding existing buildings does not apply.

Email from owner of brewery in Velvet Mill seeks approval for Class I restaurant. General approval granted in August 2012 for Class I restaurant and other retail uses. No additional permit required.

Addition of trash enclosure at Stonington Commons approved.

OTHER BUSINESS:

Chair Julia Roberts announced she would be resigning as of November meeting. The Commission recognized her service and hard work as Chair, in all the zoning amendments and the updating of the POCD.

ADJOURNMENT: Meeting was adjourned at 9:10 PM