

BOROUGH OF STONINGTON  
PLANNING AND ZONING COMMISSION  
**SPECIAL MEETING**

March 18, 2015

7:30 PM

Borough Hall

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

**CONTINUATION OF 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.**

Attorney Branse presented information on application and opinion in rebuttal to those who spoke in opposition at previous meeting.

Attorneys Sweeney and King also spoke in opposition.

Issues discussed:

- Setback from high tide line
- Property values
- FEMA compliance
- CAM requirement

Public Hearing was closed at 7:57

Commission reviewed aspects of Special Permit requirements of section 10.4 of the Zoning Regulations.

Motion to approve application as submitted with the following conditions:

- CAM exemption 3.3.1.2 "E" applies,
- Applicant will submit plans approved by Building Official showing conformance with flood requirements
- 18" stone walls on terrace removed
- Applicant shall submit information on mechanical systems to ZO

Motion made by Carr, seconded by Schwartzstein, vote in favor unanimous.

ADJOURNMENT: Meeting adjourned at 8:25 PM