

**THURSDAY, SEPTEMBER 7, 2023 – 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 6:01 pm.

**ROLL CALL:** Fiore, Carr, Maranell, Murray, Razzano. Staff: Zanarini

**APPROVAL OF MINUTES:** Minutes of the June 1, 2023 meeting. (no July or August meetings). Motion to approve by Murray, seconded by Razzano. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** none

**PUBLIC COMMENT:** none

**SITE PLAN:**

**Application #P23-41 – 27 Front Street - Cherenzia & Associates, LTD, Applicant; Timothy & Joan O’Neill, Owners – Site Plan and Coastal Site Plan Review for a new single-family residence. RP Zone. MBL# 101-3-12.** Sergio Cherenzia presented the overall application packet. Tim O’Neill provided details of the construction method. Chair Maranell stated that the demolition plan should be very mindful of dust control due to proximity to neighbors and the harbor. O’Neill and Cherenzia confirmed that a plan will be in place. Motion to approve by Carr, seconded by Razzano. Motion carried unanimously.

**Application #P23-43 – 0 Water Street – Borough of Stonington, Applicant & Owner – Site Plan to add an Accessory Use of temporary vendors at Stonington Point as described in Draft Ordinance #10. RL Zone. MBL# 102-5-16.** Burgess Kevin Bowdler presented the draft ordinance and accessory use. Discussion about the proper procedure for such an approval may be a zoning regulation change. Staff was directed to contact Borough Attorney for clarification. Application was continued to the October 5 PZC meeting.

**NEW BUSINESS:** **Approve 2024 meeting dates.** Meeting dates approved with one revision to change May 1 to May 2.

**Review and set public hearing for ADU zoning regulation revision.** Edits include:

- Add “Tourist Home” to paragraph 1.g.
- Define “Short-term Rentals.”
- Add Owner Occupancy requirement.

Staff will present changes to Borough Attorney. Public Hearing scheduled for November 2 PZC meeting.

**OLD BUSINESS:**

**ZONING OFFICER’S REPORT:** Discussion of 11 Water Street and Zoning Permit approval process.

**ADJOURNMENT:** Motion to adjourn by Maranell, seconded by Murray. Motion carried unanimously. Meeting adjourned 7:17 pm.

Respectfully submitted,

Tom Zonarini, CZEO  
Zoning Official