THURSDAY NOVEMBER 5, 2026 – 6:00 P.M.
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – DRAFT MINUTES

CALL MEETNG TO ORDER: Meeting called to order at 6:00 p.m.

ROLL CALL: Johnson, Errichetti, Carr, Razzano, Diggs (via telephone). All seated. Staff: Zanarini

APPROVAL OF MINUTES: Minutes of the October 1, 2026 meeting. Motion to approve by Razzano, seconded by Carr. Discussion: reminder to remove the phrase "(items not on the agenda)" after public comment going forward. Motion carried 5-0.

PUBLIC COMMENT: none

ZONING OFFICER'S REPORT: none

SITE PLAN REVIEW: **P26-32: 9-11 Diving Street; Brendan Kolnick, Applicant & Owner;** Design Review and Site Plan for House alterations including reconfiguring wraparound porch into stacked verandas/balcony, 1st floor bay window, and new front entrance with upgraded windows and historically compatible trim, Site work includes: permeable 3-car parking lot, screened HVAC, and landscaping. Demolition of existing detached garage. MBL: 102-1-4. R-2 Zone. Brendan Klonick presented the application. Stated that the property would remain a three-family unit with two full-time rentals. Neither rental will be used as a short-term rental.

Motion to approve by Carr, seconded by Razzano. Motion carried 4-0-1 with Diggs abstaining.

DISCUSSION: Chair Errichetti discussed the possibility of adding a Village District Overlay Zone to aid in reviewing architectural changes to buildings that may give more flexibility than the standard zoning regulations. Diggs stated the value of building setbacks allows new construction and buffers buildings. A Village District would provide a two-step process for reviewing applications (architectural review/site plan). The Commission could request neighbor notification for applications.

OLD BUSINESS: none

NEW BUSINESS: Approval of 2027 meeting dates. Motion to approve by Carr, seconded by Razzano. Discussion: change the July meeting from July 1 to July 8. Moton carried 5-0.

ADJOURNMENT: Meeting adjourned at 7:15 p.m.

Next meeting: Thursday December 3, 2026 @ 6:00 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official