

**THURSDAY MAY 7, 2026 – 6:00 P.M.
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – AGENDA**

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES: Minutes of the April 2, 2026 Meeting.

PUBLIC COMMENT (items not on the agenda):

SITE PLAN REVIEW:

P26-04: 17 Water Street; Pat. Co, LLC, Applicant; Matthew Lathem, Owner; to remove 2nd floor bedroom, install new front porches, re-side the building, install new windows, (kitchen, bath, interior renovations not subject to site plan zoning review). MLB: 102-2-12, R-2 Zone.

P26-07: 23_25 Front Street; Kyle MacDonnell, Applicant and Owner; to install a 6-foot cedar fence along portions of the property line. MLB: 101-3-13 & 101-3-14, PW Zone.

DISCUSSION:

OLD BUSINESS:

NEW BUSINESS:

ZONING OFFICER'S REPORT

ADJOURNMENT:

Next meeting: Thursday, June 4, 2026 at 6:00 p.m.
Special Meeting Wednesday June 17, 2026 at 6:00 p.m.

Chris Errichetti, Chair
Planning and Zoning Commission

THURSDAY APRIL 2, 2026 – 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 6:06 p.m.

ROLL CALL: Johnson, Fiore, Errichetti, Carr, Razanno. Staff: Zanarini, Attorney Avena. Jim Bulter consultant.

APPROVAL OF MINUTES: Minutes of the February 5, 2026 Meeting (no March meeting). Motion to approve by Razanno, seconded by Fiore. Motion carried 5-0.

PUBLIC COMMENT (items not on the agenda): None.

SITE PLAN REVIEW: None.

DISCUSSION: Zoning Regulation Amendment discussion. Jim Butler and Attorney Avena discussed the public hearing procedures for zoning regulation amendments. The Commission set the first public hearing for Wednesday, June 17, 2026 at 6:00 p.m. at Borough Hall.

OLD BUSINESS: None.

NEW BUSINESS: Site Plan application P26-04 for 17 Water St. to be on the May 7, 2026 agenda.

ZONING OFFICER'S REPORT: 23 Front St. applied for a demolition permit. Staff presented to the Commission. No concerns raised.

ADJOURNMENT: Motion to adjourn by Fiore, seconded by Johnson. Motion carried 5-0. Meeting adjourned at 7:09 p.m.

Next meeting: Thursday, May 7, 2026 at 6:00 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official

Planning and Zoning Commission (revised 12/2020)

Borough of Stonington

P.O. Box 95

Stonington, CT 06378

(860) 535-1298

SITE PLAN APPLICATION

Please leave this section blank

Date Received: 4-2-2026 Application # P26-04

Fee Paid \$ 160.00 \$

General Information: Please fill in all applicable spaces

Property Address: 17 Water St. Stonington Bourough

Zone District: Map Block Lot

Application/Agent: Pat. CO LLC Telephone 860 460 8475

Address: 29 Ferry View DR Gales Ferry CT 06335

Signature: [Signature] Email: PAT.MCANEENY@gmail.com

Property Owner: Matthew Catherin Telephone 860 881 4014

Address: 17 Water St Stonington Bourough

Signature: [Signature]

Proposed Activity or Construction: Please fill in all applicable spaces

New Construction Renovation [checked]

Fence higher than 4'-0" Design Review Other

Existing Use Yes Proposed Use Residential

Project Description Remove 2nd Floor Front Bed Room

Install New Front Porches, Re side, New Andersen Windows, Kitchen Baths & Interior Renovations

Permit Information: Please circle all that apply and explain as necessary

Special Permit Use: Y [N] Accessory Use: Y [N] Conforming Use: [Y] N
Coastal Site Plan: Y [N] Variance: Y (specify #) [N]

Substantial Improvement: [Y] N Flood Zone: NO (see attached)

FLOOD PLAIN MANAGEMENT GUIDELINES:

What is Substantial Improvement? Any combination of repairs, reconstruction, alteration, or improvements to a building or structure located in the floodplain, which take place over a one-year period and for which the cumulative cost is equal to or exceeds fifty percent of the market value of the building or structure. You can use the Substantial Improvement Worksheet (see below) to determine whether your project meets this definition: If it does, you will need an Elevation Certificate since this project is equal to or exceeds 50% of the market value of the structure before the start of construction.

Before this project can be approved a current, correct elevation certificate **and** proof of compliance with FEMA floodplain standards must be presented.

3.3.2.1 Purpose of Special Requirements (for properties within the floodplain)...

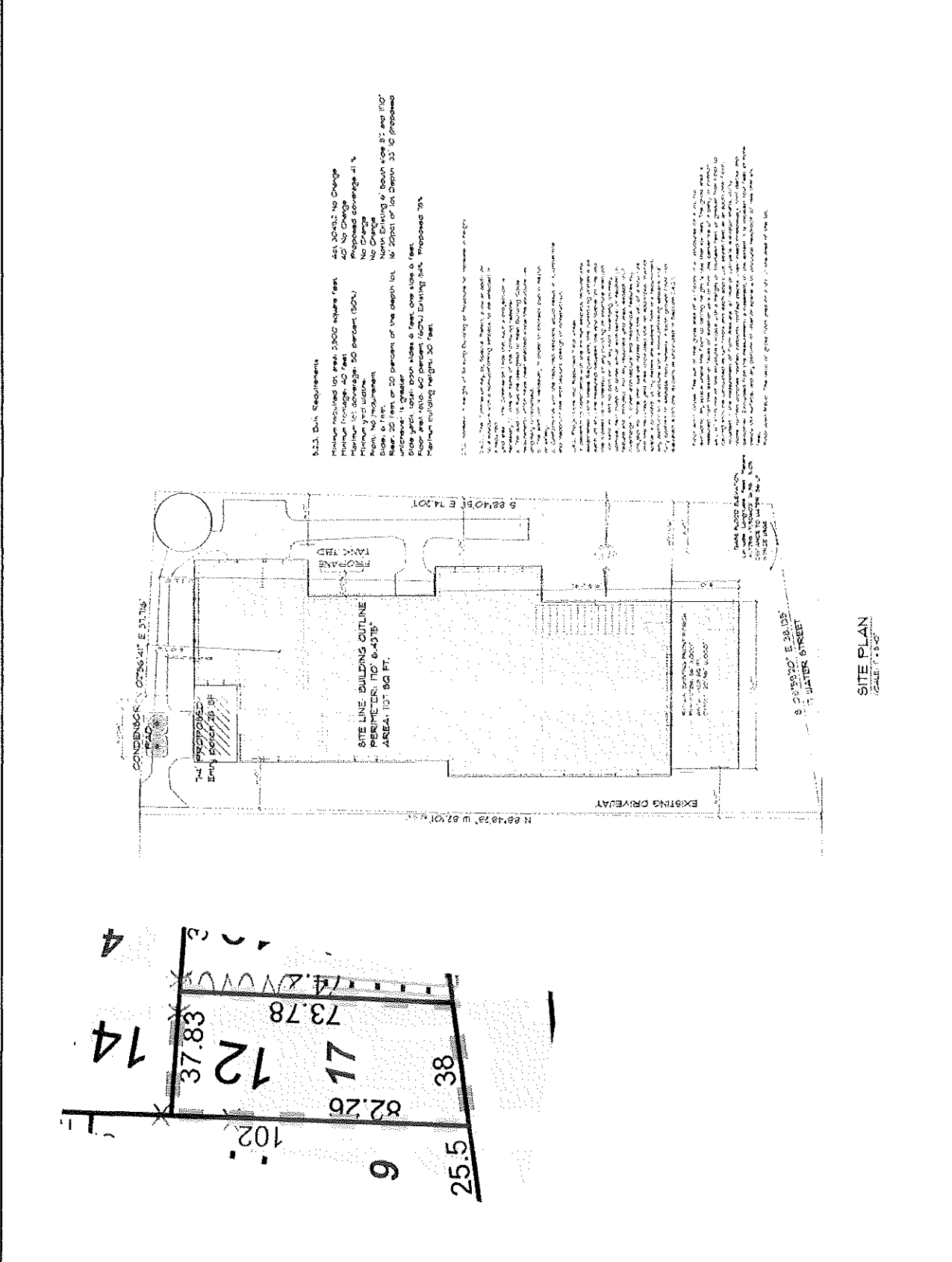
Flood hazard areas, as designated on the Federal Flood Insurance Rate Map (FIRM) for the Borough of Stonington are subject to periodic inundation which may result in loss of life and property or in health and safety hazards. These special regulations are designed to prevent or minimize loss of life, injuries, property damage, and other losses, both private and public; to promote the health, public safety and general welfare of the people, to help control and minimize the extent of floods, and reduce the depth and violence of flooding.

How do I obtain a Substantial Improvement Worksheet or an Elevation Certificate?

The Town of Stonington has created a worksheet to assist you in evaluating the cumulative cost of the proposed project. By filling in the itemized list, you can easily determine if the project is at or under 50% of the market value of the structure. Worksheets can be obtained from the Town of Stonington website, the Borough of Stonington website, or directly from the Borough Zoning Official.

Elevation Certificates must be submitted by a licensed professional Land Surveyor, Engineer, or Architect. The certificate must be the most current version, be filled out completely, and accompanied by a stamp from a licensed professional.

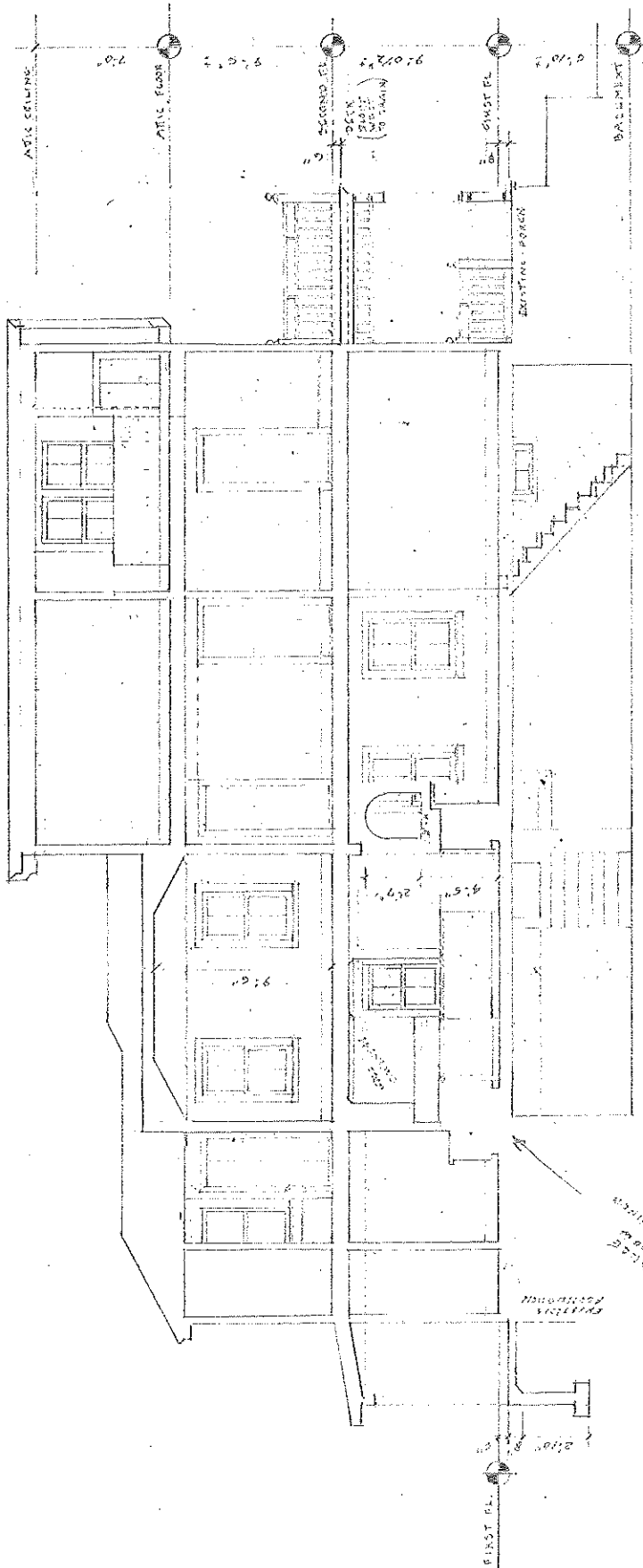
For more details on Floodplain Management, please refer to Section 3.3.2 of the Borough of Stonington Zoning Regulations or make an appointment with the Borough of Stonington Zoning Official.



CONDENSER COSSAIR, E 37.716'
 EXISTING DRIVEWAY
 W 42.132' x 82.132'
 E 38.125'
 W 42.132' x 82.132'
 W 42.132' x 82.132'
 W 42.132' x 82.132'

CONDENSER COSSAIR, E 37.716'
 EXISTING DRIVEWAY
 W 42.132' x 82.132'
 E 38.125'
 W 42.132' x 82.132'
 W 42.132' x 82.132'

CRACK
EXPOSED
WALL
CL. 1/2" IN
2022

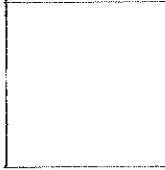


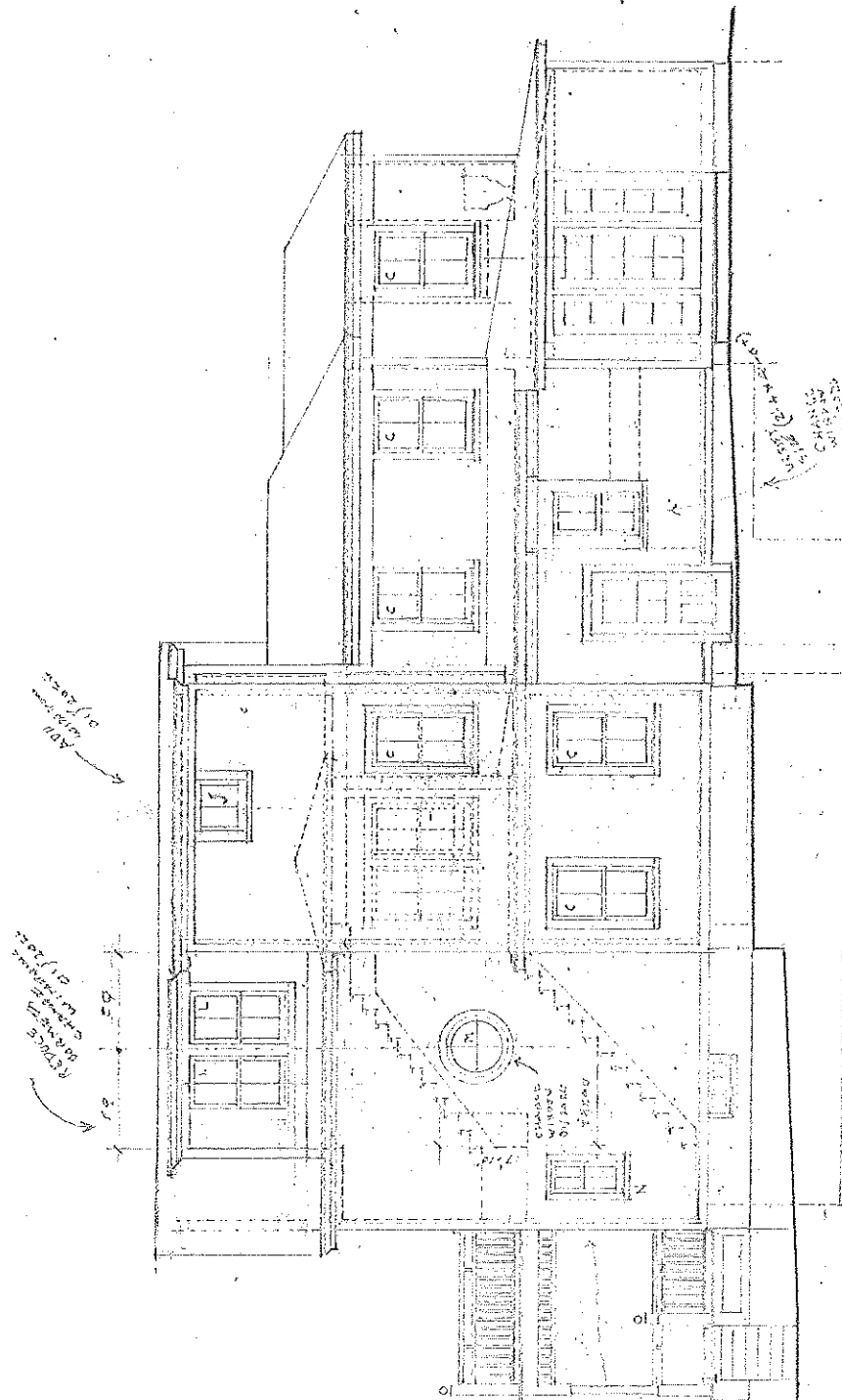
EAST-WEST SECTION
SCALE @ 1/4" = 1'-0"

NOTE: THE PROJECT MANUAL DATED 08/01/2024, FOR ADDITIONS AND ALTERATIONS TO 17 WATER STREET STONINGTON BOROUGH, FOR MATT AND LYNN LATHAM, ARE PART OF THIS DRAWING

<p>MATTHEW S. AND LYNN M. LATHAM 17 WATER STREET STONINGTON BOROUGH, CONNECTICUT 06378-1424 TEL: 860-581-4614 (CELL) E-Mail: matthew.latham@mls.com</p>	<p>10/21/23 07/23/23 07/23/23</p>
<p>A8</p>	

<p>NEW ENGLAND ARCHITECTURAL CONSULTING 4 CROSS STREET ESSEX, CONNECTICUT 06426-1112 Richard Tufts Langdon, NCARB 860-531-0255 (Cell) E-Mail: rlarchi1@aol.com</p>





SOUTH ELEVATION
SCALE @ 1/4" = 1'-0"

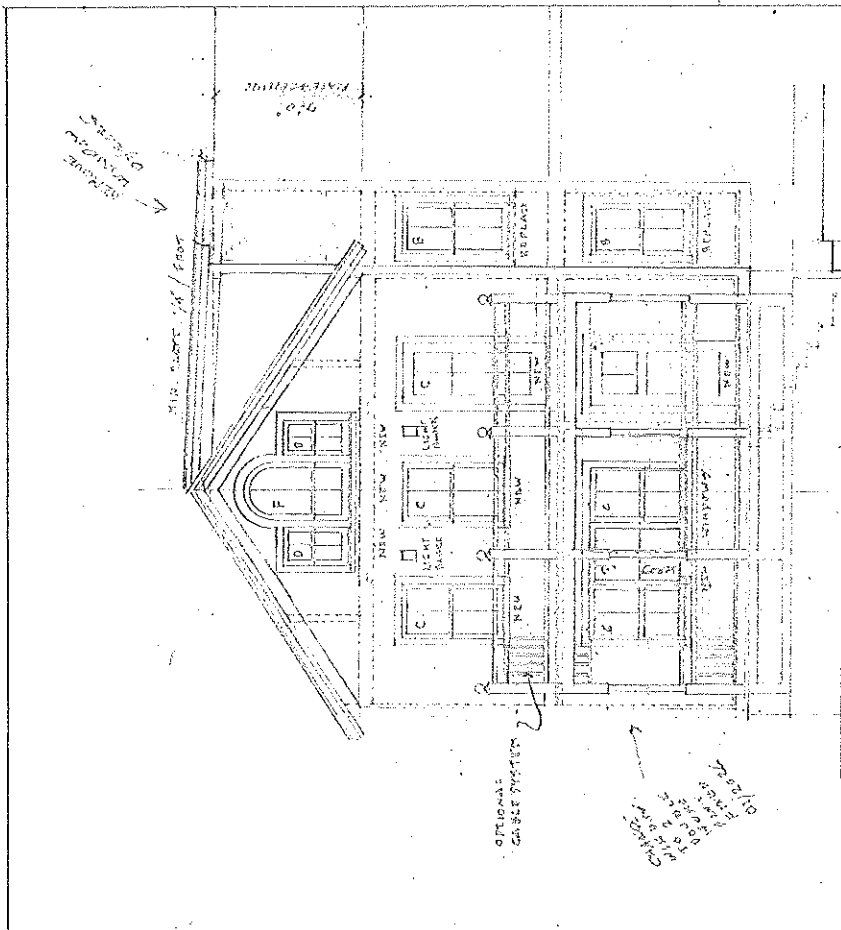
NOTE: THE PROJECT MANUAL DATED 08/21/2014 FOR ADDITIONS AND ALTERATIONS TO 17 WATER STREET STONINGTON BOROUGH, FOR MATT AND LYNN LATHAM, ARE PART OF THIS DRAWING.

NEW ENGLAND ARCHITECTURAL CONSULTING
4 CROSS STREET
ESSEX, CONNECTICUT 06426-1112
Richard Turb Langdon, NCARB
860-581-0255 (Cell)
E-Mail: rturbi1@aol.com

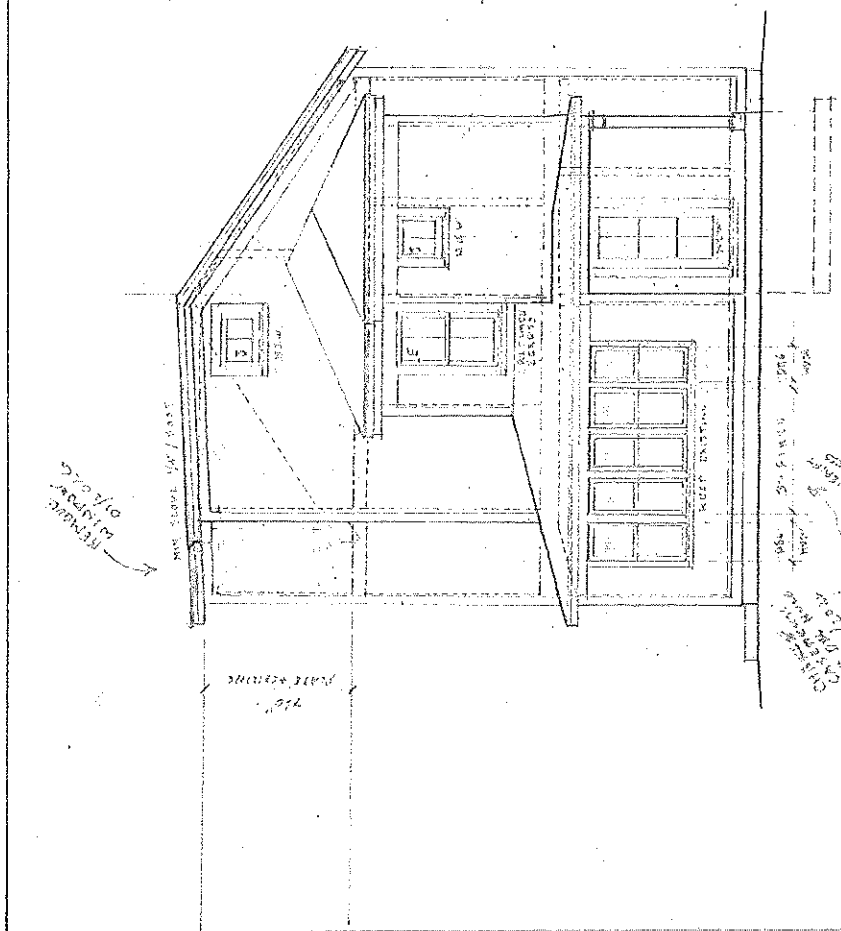
MATTHEW S. AND LYNN M. LATHAM I
17 WATER STREET
STONINGTON BOROUGH, CONNECTICUT 06378-1424
E-Mail: matt@mslarchitect.com

SOUTH ELEVATION
SCALE @ 1/4" = 1'-0"

A-6



WEST ELEVATION
SCALE @ 1/4" = 1'-0"



EAST ELEVATION
SCALE @ 1/4" = 1'-0"

NOTE: THE PROJECT MANUAL DATED 08/01/2024, FOR ADDITIONS AND ALTERATIONS TO 17 WATER STREET STONINGTON BOROUGH, FOR MATT AND LYNN LATHAM, ARE PART OF THIS DRAWING

NEW ENGLAND ARCHITECTURAL CONSULTING
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MATTHEW S. AND LYNN M. LATHAM
17 WATER STREET
STONINGTON BOROUGH, CONNECTICUT 06378-1404
TEL: 860-871-4614 (CELL)
E-Mail: mslthm@earthlink.net

EAST ELEVATION
WEST ELEVATION
SCALE @ 1/4" = 1'-0"

NO. 01 FILED
24 2336
01 2626

A-5

Planning and Zoning Commission (revised 12/2020)

Borough of Stonington

P.O. Box 95

Stonington, CT 06378

(860) 535-1298

SITE PLAN APPLICATION

Please leave this section blank

Date Received: 4.9.26 Application # P26-07

Fee Paid \$ \$160

General Information: *Please fill in all applicable spaces*

Property Address: 23 & 25 Front Street, Stonington, CT

Zone District: _____ Map _____ Block _____ Lot _____

Application/Agent: _____ Telephone _____

Address: _____

Signature: _____ Email: _____

Property Owner: Kyle Mardjonnati Telephone 203 610 3505

Address: 25 Front Street

Signature: [Signature]

Proposed Activity or Construction: *Please fill in all applicable spaces*

New Construction _____ Renovation _____

Fence higher than 4'-0" Design Review _____ Other _____

Existing Use _____ Proposed Use _____

Project Description 5' 0" cedar fence

Permit Information: *Please circle all that apply and explain as necessary*

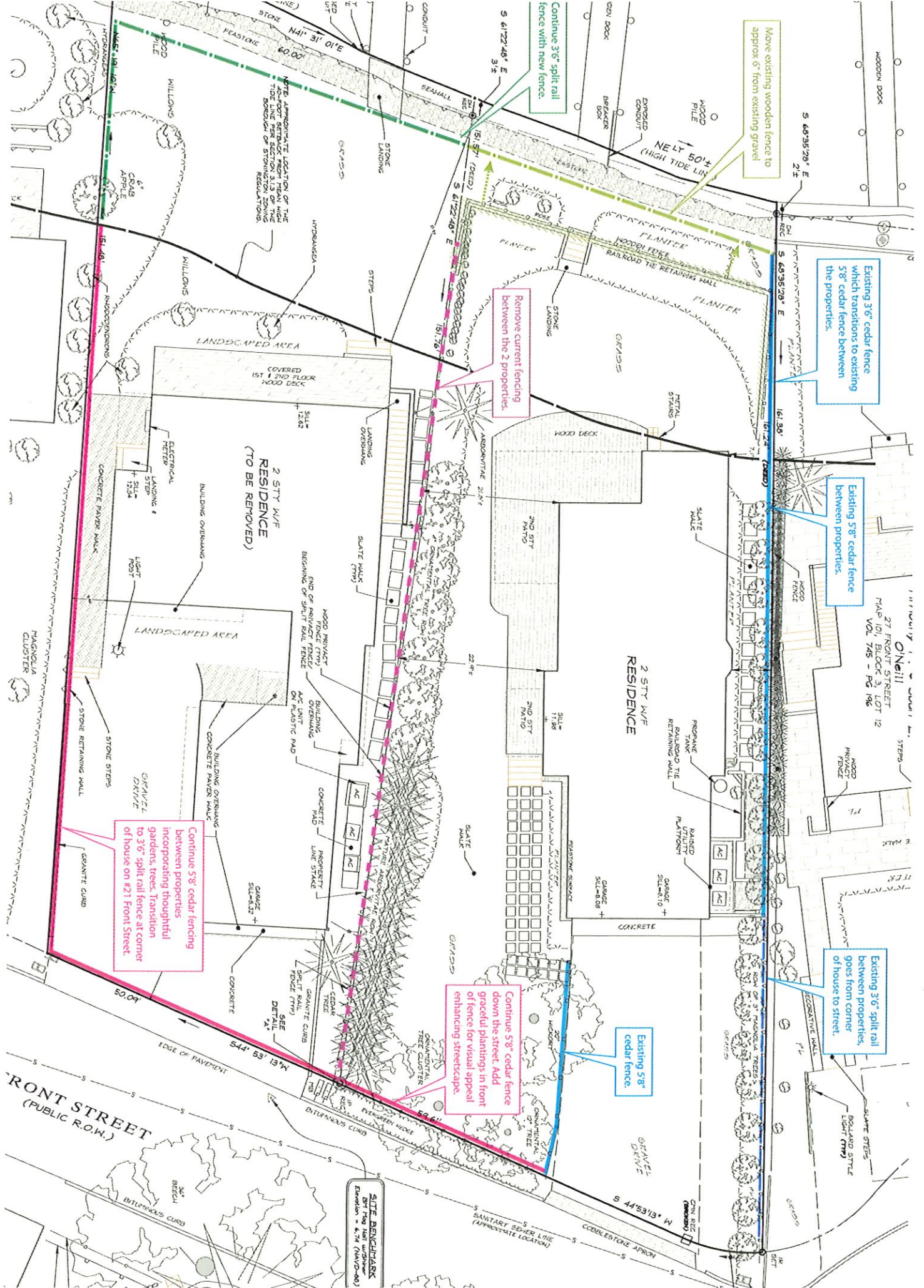
Special Permit Use: Y Accessory Use: Y Conforming Use: N

Coastal Site Plan: Y Variance: Y (specify #) _____

Substantial Improvement: Y Flood Zone: N/A (see attached)







Move existing wooden fence to
approx 6' from existing gravel

Continue 3'6" split rail
fence with new fence.

Existing 3'6" cedar fence
which transitions to existing
5'8" cedar fence between
the properties.

Remove current fencing
between the 2 properties.

Existing 5'8" cedar fence
between properties.

Continue 5'8" cedar fencing
between properties
incorporating thoughtful
gardens, trees, transition
to 3'6" split rail fence at corner
of house on #21 Front Street.

Continue 5'8" cedar fence
down the street. Add
graceful plantings in front
of fence for visual appeal
enhancing streetscape.

Existing 5'8"
cedar fence.

Existing 3'6" split rail
between properties,
goes from corner
of house to street.

SITE BENCHMARK
Elevation 10.74 (MVD-20)

FRONT STREET
(PUBLIC R.O.W.)

O'Neill
27 FRONT STREET
MAP 101, BLOCK 3, LOT 12
VOL. 745 - PG 186

