

THURSDAY, JUNE 6, 2019 – 6:00 P.M
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
BOROUGH HALL
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – DRAFT MINUTES

CALL MEETING TO ORDER: Chairman Leeming called the meeting to order at 6:00 p.m.

ROLL CALL: Present: Peterson, Fiore, Carr, Leeming, Mola, Lindberg, Razzano. Absent: Maranell, Schwartzstein. Staff: Zanarini, Attorney Kepple.

APPROVAL OF MINUTES: Minutes of the May 2, 2019 Regular meeting and May 30, 2019 Special meeting. Motion to approve by Razzano, seconded by Carr. Motion carried unanimously.

ADDITIONS TO THE AGENDA: none

PUBLIC COMMENT: none

WORKSHOP: none

PUBLIC HEARING: none

NEW APPLICATIONS: none

PENDING APPLICATIONS: Application #P19-08: 4 Maplewood Lane – Gregg, Fedus, Fedus Engineering, Applicant; Greylock Holdings, LLC, Owner – Proposed single-family residence with a garage underneath on piers with associated grading in a RP Zoning District. Site Plan and CAM review. (Continued from May 2 meeting). Mr. Fedus submitted a letter withdrawing the application from consideration. The Commission requested that the application should be submitted as a Special Permit for a public hearing.

OLD BUSINESS: Continued discussion items: Zoning Regulation revisions. Chairman Leeming lead the discussion concerning the proposed amendments. A discussion concerning Sections 2.6.5 and 9.2 relating to the Commission’s review of exterior renovations and the meaning of ‘substantial’ when considering what projects are a Zoning Permit and a Site Plan.

NEW BUSINESS: Mola made a motion to require photographs of any exterior portion of a building proposed for change be included in a Zoning Permit application, and that a photograph of the completed work be submitted prior to the issuance of a Certificate of Zoning Compliance. Seconded by Razzano. Motion carried unanimously.

DISCUSSION: none

ZONING OFFICER’S REPORT: Review of zoning permits approved. Review Design Overlay Zone regulations. Discussion of the project at 5 Diving Street. Work appears to have exceeded that approved by the Zoning Official.

ADJOURNMENT: Motion to adjourn by Peterson, seconded by Razzano. Motion carried unanimously.
Meeting adjourned at 6:52 p.m.

Respectfully Submitted,

Tom Zonarini
Zoning Official