

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

July 9, 2013

7:30 PM

Borough Hall

ROLL CALL: Chair Roberts called the meeting to order at 7:30 PM. In attendance were members Richard Easton, Betsy Carr, Doug Lyons, Chris Errichetti and Susan Tohbe. David Atkinson, Zoning Officer was also in attendance.

PUBLIC HEARING:

Proposed Amendments to the Borough of Stonington Zoning Regulation including the following:

Changes and Additions to Section 3.3 Environmental Protection

These amendments are required to maintain compliance with FEMA standards for development in designated floodplains, and to ensure the Borough's continued participation in the National Flood Insurance Program.

Brief commission discussion. Changes required to keep the Borough in the NFIP. Motion to approve made by Tohbe, seconded by Easton, vote in favor unanimous.

NEW BUSINESS:

Application # P 13-19: 22 Bayview Avenue, Velvet Mill Equities, Owner, Stonington Farmer's Market, Applicant. Application for Special Permit to conduct retail trade in the existing mill building as per Sections 6.3.2.3 and 6.2.2.1 of the Borough Zoning Regulations. The property is in the Planned Industrial District. A Public Hearing is scheduled for August 13, 2013.

OTHER BUSINESS:

Discussion of potential zoning amendments regarding restaurants, views and fences. The Commission voted 4-2 in favor of rewriting regulations to eliminate parking for restaurants. Public workshop to be held to gauge public reaction, and to review with Warden and Burgesses. Carr discussed hedges as fences. Commission members expressed concern about growth and enforcement.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT:

Hans Hartmann reviewed proposed film festival event at the Velvet Mill. The Commission determined the three day event was acceptable as per conditions outlined.

Proposed skylights at 73 Water Street approved

Proposed solar panels at 15 Elm Street does not need an application

Review of request by Richard Easton to sell sandwiches on Dodson Boatyard property. Easton recused himself. ZO Atkinson did not consider use as accessory, and reviewed with

Commission. The commission unanimously agreed that such a use was not an accessory use to a marina, that is was an intensification of use, and as that use was not specifically listed in the regulations, it was not permitted.

APPROVAL OF MINUTES: Not distributed. June 11, 2013 minutes to be approved at August meeting.

ADJOURNMENT: The meeting was adjourned at 9:00 PM