

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

August 9, 2011

7:30PM

Borough Hall

**ROLL CALL:**

The meeting was called to order by Chairman Betsy Carr at 7:30 PM. In attendance were Julia Roberts, and new members Chris Errichetti and Carol Martin. Don Vail, Doug Lyons and Derick Nicholas were absent. Zoning Officer David Atkinson was also present.

**NEW BUSINESS:**

Application # P 11-19: 2-4 Bradley Street, Richard Montague, Owner, James Moon Applicant. Application to demolish existing house damaged by fire. The property is in the R district. ZO Atkinson explained demolition application procedure. Applicant presented pictures of damaged house, and stated house was a total loss due to fire, and has been condemned by the Building Official. Motion to approve application as submitted made by Roberts, seconded by Martin, vote in favor unanimous.

Application # P 11-17: 2-4 Bradley Street, Richard Montague, Owner, James Moon Applicant. Application for Site Plan Approval for the construction of a new two family house in the R District. ZO Atkinson explained that Section 2.9.3 of the Zoning Regulations permit the reconstruction of an existing house destroyed by means out of control of the owner. House that was destroyed was non-conforming in terms of setback. Proposed new house will reduce size of front porch that was in setback. New exterior stair proposed for the rear of the house. Total Floor Area Ratio and Lot Coverage unchanged. Applicant presented drawings. The Commission discussed the exterior appearance, and expressed some concern about the front elevation. Applicant to revise front elevation. Motion to table application until September meeting made by Martin, seconded by Roberts, vote in favor unanimous.

**PUBLIC COMMENT:**

One member of the public stated exterior house lighting should be added to list of zoning amendment topics. Another member of the public expressed concern about contractor, real estate and other signage. Chairman Carr stated that these issues will be addressed during future meetings on proposed zoning amendments..

**OTHER BUSINESS:**

List of potential zoning amendment topics distributed.

Master Plan work on hold. Waiting for contract to be executed with SECOG for planning consulting services.

**APPROVAL OF MINUTES:**

June 14, 2011. Correction to minutes "Application # P 11-13: 31 **Water** Street, not Trumbull Street." Motion to approve minutes made by Roberts, seconded by Errichetti, vote in favor unanimous.

**ADJOURNMENT**      Chairman Carr adjourned the meeting at 8:46 PM

*A tape recording of the meeting is available for listening to in the Borough Zoning Office.*