

BOROUGH OF STONINGTON
PLANNING AND ZONING COMMISSION
MEETING MINUTES

May 8, 2012

7:30 PM

Borough Hall

ROLL CALL: Chair Julia Roberts called the meeting to order at 7:30. In attendance were Betsy Carr, Doug Lyons, Carol Martin, Chris Errichetti, Jeffrey Callahan, Don Vail and Zoning Officer David Atkinson.

PUBLIC HEARING:

Application # P 12-03: 22 Bayview Avenue, Velvet Mill Equities LLC, Owner. Application for Special Permit to allow the retail trade uses listed in Section 6.2.2.1 of the Borough Zoning Regulations to the existing building in the Planned Industrial District.

Zoning Officer Atkinson explained application as “umbrella” permit for special permit uses in the Planned Industrial District. Applicant wishes to streamline approval process for potential tenants. Arie Pivko and Wendy Bury, agents of Velvet Mill Equities spoke briefly about making approval process easier to attract new business, length of application process and potential costs. Applicant requesting square foot areas of special permit uses as described on the application. Commission members asked about size of areas proposed, capacity of parking and potential uses. Proposed uses would be in “flex” space; uses would not be specific to one space. General discussion about parking concerns and outdoors uses proposed. Several residents asked about parking, outdoor uses, traffic, noise and expanded hours of operation and uses.

Motion made by Callahan to table application until June meeting for more clarification on issues raised by the Commission and the public, seconded by Carr, vote in favor unanimous.

OTHER BUSINESS:

Discussion on proposed zoning amendments for restaurants. Chair Roberts raised the issues about definition of a delicatessen and whether restaurants are open to the public, and if that should be clarified in the definitions. Commission consensus to wait until the zoning issues and regulations are reviewed completely and other amendments proposed.

PUBLIC COMMENT: None

ZONING OFFICER’S REPORT:

Verizon modifications to existing water tower antennae considered minor modification.
Stonington Sailing Foundation application pending.

APPROVAL OF MINUTES: March 13, 2012. Motion to approve made by Callahan, seconded by Vail. Vote in favor unanimous.

ADJOURNMENT: Motion to adjourn at 9:15 made by Carr, seconded by Vail. Vote in favor unanimous.