

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

June 12, 2012

7:30 PM

Borough Hall

ROLL CALL:

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

APPROVAL OF MINUTES:

May 8, 2012. Motion to approve made by Callahan, seconded by Vail. Vote in favor unanimous.

May 22, 2012. Motion to approve made by Roberts, seconded by Errichetti. Vote in favor unanimous.

CONTINUATION OF 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. Additional information showing revised square foot areas and parking plan submitted by the applicant. Applicant withdrew all outdoor events proposed. General discussion about uses, parking, neighbor concerns and landscaping. Use of lot in town to be reviewed with Town of Stonington Planner. Applicant requested to provide information on landscaping and use of lot in Town for next meeting. Applicant agreed to 35 day extension for Public Hearing. Application tabled until July meeting.

NEW BUSINESS:

Application # P 12-05: 109 Elm Street, Peter and Elaine Shallenberger, Owners. Application for Site Plan Approval for the construction of a fence taller than 4'-0". The property is in the R District. Application submitted by homeowner Peter Shallenberger. Motion to approve application made by Vail, seconded by Callahan. Vote in favor unanimous.

Application # P 12-06: 70 Water Street, New England Science and Sailing Foundation, Owner, James Gibbs, Architect. Application for Coastal Site Plan Approval for renovations to the existing buildings. The property is in the PW District. Application presented by James Gibbs. Application is for minor renovations to existing buildings including the construction of an elevator, an exterior stair and entrance renovations. Application forwarded to DEEP and Town's Harbor Management Commission for review. Application tabled until July meeting.

Application # P 12-07: 26 Church Street, Borough of Stonington, Owner, Peter Springsteel, Architect. Application for Site Plan Approval for the construction of an elevator tower. The property is in the RP District. Application presented by Peter Springsteel. Application

for interior renovations and elevator penthouse above existing roof. Elevator penthouse obliquely visible from Church Street. Motion to approve application made by Callahan, seconded by Vail, vote in favor unanimous.

OTHER BUSINESS:

Workshop on Skipper's Dock Restaurant at 66 Water Street. Owner Bill Griffin presented general information on Skipper's Dock Restaurant and possible parking lot configuration.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT:

Proposal on 20' x 25' tent on Dodson's Boatyard property over ice cream cart. Commission reached consensus approval on erection of tent as it is a temporary structure. Conditions of approval are that permit is renewed annually, no food or beverage from DogWatch Café to be served under the tent, and the tent is to be erected from Memorial Day to Labor Day only.

ADJOURNMENT

Motion to adjourn at 9:50 made by Errichetti, seconded by Callahan, vote in favor unanimous.