

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

July 10, 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, Doug Lyons, Chris Errichetti, Jeffrey Callahan, Betsy Carr and Zoning Officer David Atkinson. Carol Martin was absent.

**APPROVAL OF MINUTES:**

June 12, 2012. Correction that Doug Lyons was absent, not Don Vail. Motion to approve made by Callahan, seconded by Errichetti, Vote in favor unanimous.

June 19, 2012 Subcommittee. Motion to approve made by Lyons, seconded by Vail. Vote in favor unanimous.

June 26, 2012 Subcommittee. Motion to approve made by Carr, seconded by Vail. 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.** ZO Atkinson read letter from Town Planner regarding application. Concerns from special meeting reiterated; Town and Borough boundary, use of property in Town for parking and landscaping buffer. Applicant granted extension until August meeting (final extension possible) to gather additional information. Application tabled until August 14 meeting.

**OLD BUSINESS:**

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. ZO Atkinson read letters from DEEP and Town Harbor Management Commission. Only concern expressed by DEEP was regarding elevator in flood zone. Architect Gibbs presented elevator information. Motion to approve made by Lyons, seconded by Carr. Vote in favor unanimous.

**NEW BUSINESS:**

Application # P 12-08: 26 Grand Street, Alexis Michas, Owner, Bob Mercer, Architect. Application for Site Plan Approval for renovations to the existing house. The property is in the RP District. ZO Atkinson presented zoning compliance information. Architect Bob mercer presented application. Motion to approve made by Vail, seconded by Lyons. Vote in favor unanimous.

**PUBLIC COMMENT:**

Ingrid Fedderson spoke about approval process and ice cream tent at Dogwatch. She expressed concern about noise at Dogwatch and notification process for applications.  
Bill Griffin spoke about notification process for applications

**ZONING OFFICER'S REPORT:**

Solar panels at 1 School Street approved  
Notice of Violation issued for liquor being served in the Dogwatch tent. ZO will monitor.  
Bakery at 22 Bayview Avenue (Velvet Mill) approved.  
Complaint about possible violation at Milagro Restaurant received. ZO will inspect.  
Use of shed at Fedderson property for artist Sarah Blair to be reviewed at August meeting.  
Digital recorder ordered for P&Z meetings.

**ADJOURNMENT:**

Motion to adjourn made by Vail, seconded by Carr. Vote in favor unanimous. Meeting adjourned at 9:00 PM.