

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

August 14, 2012

7:30 PM

Borough Hall

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

APPROVAL OF MINUTES:

July 12, 2012 Regular Meeting: Motion to approve made by Callahan, seconded by Vail. Vote in favor unanimous

July 31, 2012 Signage Subcommittee Meeting: Motion to approve made by Carr, seconded by Errichetti. Vote in favor unanimous.

August 7, 2012 Fence Subcommittee Meeting: Motion to approve made by Vail, seconded by Callahan. Vote in favor unanimous.

August 7, 2012 Signage Subcommittee Meeting: Motion to approve made by Carr, 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.

Applicant submitted additional revised information showing decreased square foot areas, a plan showing Town/Borough delineation, and buffer suggestions. The Public Hearing was closed at 8:15. Motion to Approve made by Callahan, seconded by Carr. Vote in favor 3-2.

NEW BUSINESS:

Application # P 12-09: 23 Elm Street, David and Charlotte Williams, Owners, John Patrick Walsh Architect. Application for Site Plan Approval for renovations to the existing house. The property is in the RP District.

Application was tabled until September meeting.

OTHER BUSINESS:

192 Water Street proposed art studio: Approved by consensus vote of the Commission

Discussion on proposed changes to restaurant regulations: commission agreed to make no change to parking regulations. Continued discussion on private vs. public definition.

PUBLIC COMMENT

Resident Bruce McKinnon expressed concern about Milagro Restaurant and restaurants/parking in general.

ZONING OFFICER'S REPORT

Milagro violation: Notice of Violation sent to Milagro for construction of a deck without permits. Owner of Milagro preparing drawings for review by ZO.

Dog Watch Restaurant/Ice Cream Tent Concerns

Residents Ingrid Fedderson, James Quinn and Susan Pappas expressed concern about ice cream tent, sale of retail goods etc., at DogWatch. Commission members discussed "temporary" tent, and instructed ZO to inspect for compliance.

Restaurant Noise: ZO Atkinson to write a letter to all restaurant owners regarding noise from live or recorded music.

ADJOURNMENT

Motion to adjourn at 9:50 PM made by Vail, seconded by Callahan. Vote in favor unanimous.