

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

October 8 2013

7:30 PM

Borough Hall

ROLL CALL: Chair Julia Roberts called the meeting to order at 7:30 PM. In attendance were Doug Lyons, Rich Easton, Betsy Carr, Chris Errichetti and Zoning Officer David Atkinson. Susan Tohbe was absent.

APPROVAL OF MINUTES: September 10, 2013. Motion to approve made by Easton, seconded by Roberts, vote in favor unanimous.

PUBLIC HEARING:

Application # P 13-20: 23 Elm Street, David Williams, Owner, Algiers's Landscaping, Applicant. Application for Coastal Site Plan Review for fill in the FEMA 100 Year Inundation Flood Zone. The property is in the RP District. ZO Atkinson read letter from DEEP that found application consistent with coastal management policies. The applicant presented the application for an average depth of 6" of fill across the rear yard of the property to in fill ruts. Total amount of fill proposed is 47 yards. Two neighbors expressed concern that addition of fill might affect water levels on their property. Public Hearing was closed at 7:45 PM. Motion to approve made by Roberts, seconded by Easton. Vote in favor unanimous.

Application # P 13-21: 104 Elm Street, James Larkin Owner. Application for Special Permit for construction of a fence higher than 6'-0". The property is in the R District. ZO explained application and his concern about height of fence above neighbor's property. Owner James Larkin presented fence application. Neighbor tenant Mark Perniveau expressed concern about height of proposed fence. ZO Atkinson read email from Stafford McClean, owner of neighboring property, expressing support for new fence. Public Hearing closed at 8:15 PM. Motion to approve with the condition that the fence be lowered to the eave height of neighbors garage, stepped down between the two garages and then stepped to the 4'-0" height out to the street. Design to be reviewed by ZO Atkinson. Motion made by Roberts, seconded by Lyons. Vote in favor unanimous.

OTHER BUSINESS:

Workshop on possible amendments to the Zoning Regulations including:

Definition of Restaurants

Elimination of parking requirements for restaurants and commercial uses

Regulations being drafted to eliminate parking requirements for restaurants. Potential public hearing on zoning amendments for signage and parking to be held in December 2013.

Review of Stonington Commons signage: No action

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT: ZO Atkinson reviewed request for private events (weddings etc.) at the Velvet Mill. Currently not a permitted use.

ADJOURNMENT; The meeting was adjourned at 9:17 PM.