

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

December 10, 2013

7:30 PM

Borough Hall

ROLL CALL: Chair Julia Roberts called the meeting to order at 7:33 PM. In attendance were Chris Errichetti, Doug Lyons, Richard Easton, Betsy Carr and Zoning Officer David Atkinson. Susan Tohbe was absent.

APPROVAL OF MINUTES: November 12, 2013. One sentence about review of parking issues and design review repeated and should be deleted. Motion to approve made by Easton, seconded by Roberts. Vote in favor unanimous.

NEW BUSINESS:

Application # P 13-30: 25 Front Street, Susan Pappas and Kyle MacDonnell, Owners, Christopher Arelt, Architect. Application for Site Plan Approval and Design Review for renovations to an existing house in the RP District. Architect Arelt presented application for enlarging of exterior decks and enclosing porch. Motion to approve made by Carr, seconded by Roberts. Vote in favor unanimous.

Application # P 13-31: 134 Water Street, Kyler LLC, Nancy Apthorp, Owner. Application for Site Plan Approval and Design Review for renovations and change of use to an existing garage in the PC District. Applicant presented application to change use of single bay garage into retail/office space. Discussion of two principal uses allowed under 2.14 of Zoning Regulations, garage parking space to be relocated to maintain level of conformance for parking requirements, variance for occupancy of space below flood plain required under 3.3.2.7 of Zoning Regulations, flood vent details required. Motion to approve made by Easton, seconded by Errichetti. Vote in favor unanimous.

OTHER BUSINESS:

Review of proposed zoning amendments on parking for restaurants and commercial uses and design review standards from the water. Proposed public hearing on restaurant parking, signage and design review zoning amendments to be scheduled for March 2014.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT:

Discussion about flood insurance and FEMA issues. Insurance rates set to rise dramatically. ZO to review potential inconsistencies in Zoning Regulations. ZO Atkinson to contact other municipalities and their attorneys to see what other communities are doing regarding insurance.

ADJOURNMENT: Meeting was adjourned at 8:55 PM.