

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

February 18, 2014

7:30 PM

Borough Hall

ROLL CALL: Zoning Officer David Atkinson called the meeting to order at 7:35 PM. In attendance were Doug Lyons, Chris Errichetti, Betsy Carr and Richard Easton. Julia Roberts and Susan Tohbe were absent.

ELECTION OF NEW CHAIR: Lyons nominated Roberts to serve as Chair, seconded by Easton, Vote in favor unanimous. Carr nominated Lyons to serve as temporary Chair as Roberts is absent, seconded by Easton. Vote in favor unanimous.

APPROVAL OF MINUTES: December 10, 2013. Motion to approve made by Easton, seconded by Errichetti, Vote in favor unanimous.

NEW BUSINESS:

Application # P 13-34: 22 Water Street, Alicia Lazaro, Owner, Robert Mercer, Architect. Application for Site Plan Approval/Design Review for renovations to an existing house in the R-1 District. ZO Atkinson went through checklist for zoning compliance. Chris Vernet presented the application for Robert Mercer. Motion to approve made by Easton, seconded by Errichetti. Vote in favor unanimous.

Application # P 13-35: 10 Water Street, MSON, LLC, Owner, DiCesare Bentley Engineers, Applicant. Application for Site Plan Approval/Design Review for renovations to an existing house in the R-1 District. ZO Atkinson went through checklist for compliance. Michae Scanlon presented application. Motion to approve made by Lyons, seconded by Easton. Vote in favor unanimous.

Application # P 14-01; 1 Omega Street, Robert Baum, Owner. Application for Site Plan Approval/Design Review for renovations to an existing house in the R-2 District. ZO explained application for installation of garage doors. Motion to approve made by Carr, seconded by Errichetti. Vote in favor unanimous.

Application # P14-02: 60, 66 & 68 Water Street, Blue Hill Bay, Owner. Application for Site Plan Approval for modifications to the parking lot of the existing restaurant and inn. The property is in the PW District. Bill Griffin explained reducing number of seats in restaurant and seeking to improve parking lot with landscaping would result in slight reduction of parking spaces. Griffin agreed to limit number of seats to 180, reduction from existing 205, to allow for reduction in parking of 4 spaces. Motion to approve made by Easton, seconded by Errichetti. Vote in favor unanimous.

OTHER BUSINESS: Stonington Commons signage. Chris Errichetti presented signage for front entrance. Waterfront Access wording to be on sign. The Commission determined this was a minor amendment to the approved plan and approved unanimously.

Discussion of proposed zoning amendments and Sign Face definition. Easton and Errichetti to review.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT: Temporary ramp at 188 Water Street approved

Entry portico at 13 Main Street approved.

ADJOURNMENT: Meeting adjourned at 8:42 PM