

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

July 14, 2015

7:30 PM

Borough Hall

ROLL CALL: Chair Chris Errichetti called the meeting to order at 7:30 PM. In attendance were Susan Tohbe, Richard Easton, Jan Lindberg, Betsy Carr, Stuart Schwartzstein and ZO David Atkinson. Doug Lyons was absent.

APPROVAL OF MINUTES: June 9, 2015: Motion to approve made by Easton, seconded by Tohbe. Vote in favor unanimous.

**PUBLIC HEARING:**

**Application # P 15-11: 22 Bayview Avenue, Velvet Mill Equities, Owner, Michelle Russell, Applicant. Application for Special Permit for a Class II restaurant in the Velvet Mill. The property is in the PI District. A Public Hearing is scheduled for July 14, 2015.**

Applicant Michelle Russell presented plans and information about proposed restaurant. Eric Pivco representing the Velvet Mill spoke regarding mill development. 4 residents spoke in favor. 1 resident expressed concern about traffic on Meadow Avenue. Public Hearing was closed at 8:10. Commission reviewed all special permit criteria. Traffic concerns on Meadow Avenue out of the commission's purview. Motion to approve application made by Carr, seconded by Schwartzstein. Vote in favor unanimous.

**NEW BUSINESS:**

Application # P 15-13: 69 Main Street, Ian Cooke, Owner. Application for Site Plan Approval for the construction of a 6 foot high fence at a property in the RP District. Applicant not present. ZO reviewed the application. Motion to deny application made by Easton, seconded by Carr. Vote to deny failed by 4 opposed to 2 in favor. Motion to approve with the condition that the gate portion of the new fence that connects to the house be 4 feet high, made by Errichetti, seconded by Schwartzstein. Vote to approve passed, 4 in favor, 2 opposed.

Application # P 15-17: 73 Main Street, Saraellen Sargent, Owner, L'ARC Architects, Applicant. Application for Site Plan Approval for renovations to an existing garage at a property in the RP District. Application for dormers on existing garage presented by owner. Motion to approve made by Schwartzstein, seconded by Carr. Vote in favor unanimous.

Application # P 15-19: 17 Elm Street, Hollis Unruh, Owner. Application for Site Plan Approval for the construction of a 6 foot high fence at a property in the RP District. Applicant presented application for fence of varying height around rear yard. Neighbor spoke in favor. Motion to approve with condition that lattice fence as submitted be

provided and the total height of fence including stone wall is 6 feet made by Tohbe, seconded by Schwartzstein. Vote to approve passed, 5 in favor, 1 opposed.

PUBLIC COMMENT: None

OTHER BUSINESS:

Discussion of proposed amendments regarding Open Space, Non Conforming Structures and Coastal Site Plan exemptions. Letter from Attorney Zizka distributed for review at August meeting.

ADJOURNMENT;

Meeting adjourned at 9:05 PM.