

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

November 15, 2016

6:30 PM

Borough Hall

ROLL CALL:

Chair Errichetti called the meeting to order at 6:32 PM. In attendance were Betsy Carr, Pam Mola, Doug Lyons, Don Maranell, Jan Lindberg, Julia Leeming, Zoning Officer Tom Zanarini and Attorney Robert Avena. Clance Peterson were absent. Stuart Schwartzstein arrived late.

APPROVE MEETING MINUTES:

Motion by Don Maranell to approve meeting minutes of October 4 October 25. Seconded by Jan Lindberg. Vote in favor unanimous with Betsy Carr abstaining.

WORKSHOP:

Design Review workshop for a potential new single-family residence at 86 Salt Acres Road. Joeb Moore, architect, and David Greenhouse, owner presented the design workshop to the Commission.

NEW BUSINESS:

Application #16-30 - 26 Church Street –Regulation Change and to schedule a date for public hearing. ZEO Zanarini presented the application to the Commission. Motion made to set the public hearing for December 13, 2016 by Don Maranell, seconded by Chris Errichetti. Vote in favor unanimous.

ZONING OFFICER’S REPORT:

Zoning Officer Zanarini presented current activities from the Zoning Officer including new applications for 107 Main Street and 11 Water Street, 147 Water Street and 1 High Street. The ZEO discussed the Light House enforcement and asked Mark Branse, who was present, attorney for the Light House to find more information of larger events that would constitute a continuing non-conforming use for large events.

Chris Errichetti stated he would not be at the January meeting.

The Commission discussed further activity at the Velvet Mill, including outdoor events, signs, parking and external noise.

The ZEO asked what the Commission expects from the ZEO for Site Plan review applications.

ADJOURNMENT:

Motion to adjourn the meeting made by Don Maranell, seconded by Jan Lindberg.
Meeting adjourned at 7:37pm.