

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

January 10, 2017

7:00 PM

Borough Hall

CALL MEETING TO ORDER: Chairman Lyons called the Regular Meeting of the Stonington Borough Planning & Zoning Commission to order on Tuesday, January 10, 2017 at 7:00 p.m. at the Borough Hall Conference Room.

COMMISSIONERS PRESENT: DOUG LYONS BETSY CARR, CLANCE PETERSON, DON MARANELL, JAN LINDBERG, JULIA LEEMING, PAM MOLA,

COMMISSIONERS ABSENT: STUART SCHWARTZSTEIN

STAFF PRESENT: ZEO TOM ZANARINI AND ATTORNEY ROBERT AVENA

APPROVAL OF MINUTES: Review and approve minutes from the regular meeting of 1213/16. The Commission accepted the minutes of 12/13/16 as presented.

ADDITIONS TO THE AGENDA: The Commission added public comments and meeting schedule revisions to the agenda.

PUBLIC COMMENT: There were no public comments.

SCHEDULE OF MEETINGS: The Commission cancelled the Regular Meeting of February 14, 2017 and scheduled a Special Meeting for February 13, 2017 at 6:30pm

WORKSHOP: No workshop scheduled

PUBLIC HEARING: No public hearing scheduled

NEW BUSINESS:

Application #16-36 – 11 Water Street – Thomas F. McGarry, applicant; Lynn M. Kimmerle, owner – **Site Plan** – Add porch to existing house and convert garage to guest house with bathroom. *Received only. Site Plan review set for the February 14, 2017 regular meeting.*

OLD BUSINESS:

Pending Applications:

Application #16-34 – 107 Main Street – Keith & Jacquelyn Bunovsky – **Site Plan** - Extend existing porch by 9’x13’ off back of house. Install 6’ privacy fence along property line on left side of house. Install 4’ picket fence across front of house. *Site Plan review continued from December 13, 2016 meeting.* The applicant could not make the meeting and asked that the item be rescheduled to the February 13, 2017 Special Meeting.

Application #16-32 – 147 Water Street – 147 Water Street, LLC – **Site Plan** – Renovations to Existing Structure and proposal of a Class I Restaurant on the first floor and a Retail business on the second floor. *Site Plan review continued from December 13, 2016 meeting.* Attorney Jon Casey spoke representing the applicant. Applicant Thomas Taylor spoke to discuss the site plan. Ellie Nicholas, property owner, spoke to describe details of the proposal. Rebecca Higgins of 149 Water Street addressed concerns about the proposal. Will McDonald spoke concerning the proposal. Attorney Tom Collier spoke representing the owner of 145 Water Street.

A motion to approve the site plan was made by Don Maranell, Seconded by Pam Mola. Commissioners Lyons, Maranell, Lindberg, Carr, Mola and Leeming voted in favor. Commissioner Peterson voted against. The motion passed.

ZONING OFFICER’S REPORT:

ADJOURNMENT: A motion to adjourn was made by Commissioner Maranell and seconded by Jan Lindberg at 8:00 p.m. The motion carried unanimously.

Respectfully Submitted,

Tom Zanarini
Zoning Enforcement Officer