

**TUESDAY, APRIL 11, 2017 – 7:00 P.M**

**PLANNING AND ZONING COMMISSION  
BOROUGH OF STONINGTON  
BOROUGH HALL  
26 CHURCH STREET  
STONINGTON, CT 06378**

**REGULAR MEETING  
DRAFT MINUTES**

**CALL MEETING TO ORDER:** Chairman Lyons called the meeting to order at 7:00 P.M.

**ROLL CALL:** Doug Lyons, Chairman; Don Maranell; Clance Peterson; Stuart Schwartzstein; Jan Lindberg; Pamela Mola; Julia Leeming. Alternate Members Betsy Carr; Albert Razzano; Jean Fiore

**APPROVAL OF MINUTES:** Review and approve minutes from the regular meeting of 2/13/17. Motion to approve minutes by Maranell, seconded by Carr. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** Add Stonington Village Improvement Association (SVIA) discussion under workshop. Motion made by Leeming, seconded by Schwartzstein. Motion carried unanimously.

**PUBLIC COMMENT:** no public comment.

**WORKSHOP:** Bryan Jackson, representative of SVIA, discussed installing fitness equipment at the Borough Playground.

**PUBLIC HEARING:**

**Application #17-02 – 7 Water Street – Mark Branse, applicant; Stonington Historical Society, owner – Special Permit and Coastal Site Plan Review – Proposal for a 500 square foot addition to an existing building with accompanying site improvements including ADA access. (Received on 2/13/17. Public hearing must be opened by 4/19/17; closed by 5/24/17; decision made by 7/28/17).**

Commissioner Mola recused.

Staff accepted Exhibits 1 public notice and Exhibit 2 proof of mailing.

Attorney Avena presented Special Permit purview for review that the events will be decided by the ZEO. Motion to open the Public Hearing by Maranell, seconded by Peterson. Motion carried unanimously.

Alternate Member Razzano appointed to sit for the public hearing. Alternate Member Fiore stated she was pending appointment to the Stonington Historical Society Board and recused.

Applicant Ochsner presented the application.

Conrad Ello presented the architectural and site plan elements.

Bart Ferranti, Engineer spoke about site conditions, pavers.

Public Comments made by: Dennis Comer, Betty Richards, Elaine Smith, Ed Smith, Elizabeth Leeman, Jesse Duggs, Gene Fiore, Elizabeth Wood, Mary Jackson. Don Ochsner reserves the right to present rebuttal

arguments. Public Comments continued with Yuri Ostapuik, Diana Leslie, Elizabeth Leeman (read a letter). Ed and Elaine Smith submitted a power point presentation, Archie Leslie.

Conrad Ulle had dialog with the Commission.

Exhibits submitted:

Exhibit 1: Public Notice in The Day newspaper

Exhibit 2: Proof of mailings to neighbors

Exhibit 3: Letter from SHS to ZEO Zanarini dated March 9, 2017

Exhibit 4: amended plans

Exhibit 5: CD of presentation

Exhibit 6: Letter from 39 signatories

Exhibit 7: Package of letters and signatories dated April 11, 2017

Exhibit 8: Letter from Elizabeth Leamon & John Leamon Dated March 11, 2017

Exhibit 9: Letter from Betty Richards

Exhibit 10: Power Point Binder

Exhibit 11: Site Plan "SP-6"

Exhibit 12: Letter from Archie Leslie

Motion to continue public hearing to May 9 regular meeting by Maranell, seconded by Leeming. Motion carried unanimously.

#### **NEW APPLICATIONS:**

**Application #17-07 – 117 Water Street – Thomas Piacenza, applicant; 117 & 119 Water Street, LLC, owner – Site Plan – Change of Use from a barber shop to a Class 1 Restaurant - coffee store/café with indoor seating and pre-packaged dessert service.** (Submitted on 3/7/17; received on 4/11/17; decision must be made by 6/15/17). Thomas Piacenza presented application. Motion to approve by Maranell, seconded by Schwartzstein. Motion carried unanimously.

**Application #17-11 – 86 Salt Acres Road – Rudi Elert, applicant; Little Salt Acres, LLC, owner – Site Plan – Coastal Site Plan Review – Substantial improvement to an existing wood frame 2-story house and attached garage using 2/3 of the existing foundation and first floor framing. New garage wing and kitchen addition to replace existing to be demolished.** (Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17). Rudi Elert presented site plan. Motion to approve by Maranell, seconded by Lindberg. Motion carried unanimously.

#### **PENDING APPLICATIONS RECEIVED:**

**Application #17-09 – 147 Water Street – Alexandra Nicholas, applicant & owner – Site Plan – Renovate the existing rear yard & parking area to include a garden with outdoor seating for a Class 1 Restaurant and a 6-foot gate installed between new hedge/landscaping.** (Submitted on 3/21/17; received on 4/11/17; decision must be made by 6/15/17). Motion to schedule public hearing for May 9 regular meeting by Maranell, seconded by Peterson. Motion carried unanimously.

**Application #17-12 – 7 Temple Street – Tony Crane, applicant; Robert Crane, owner – Site Plan – 325 square foot one-story addition to an existing detached garage to convert use to garden room, study/bedroom and bathroom. Siding and roofing to match the existing house. The Commission previously approved this application on 5/14/13 but the approval has expired by lack of action by the applicant.** (Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17). Staff presented application. Motion to approved site plan by Maranell, seconded by Peterson. Motion carried unanimously.

**Application #17-13** – 21 Front Street – Sergio Cherenzia, applicant; Deborah Broatch, owner – **Site Plan – Coastal Site Plan Review** – Demolition of an existing single-family residence and a proposed new single-family residence. *(Submitted on 3/28/17; received on 4/11/17; decision must be made by 6/15/17).* No action necessary.

**OLD BUSINESS:**

**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. **This application has extended past its statutorily mandated timeframe for a decision and has been administratively approved per CGS § 8-7d(b).**

**NEW BUSINESS:** No new business

**ZONING OFFICER’S REPORT:** Oral report to the Commission.

**ADJOURNMENT:** Motion to adjourn by Maranell, seconded by Peterson. Motion carried unanimously.

Respectfully Submitted,

Tom Zanarini  
Zoning Official