

## MEETING MINUTES

**TUESDAY, MAY 9, 2017 – 7:00 P.M**  
**PLANNING AND ZONING COMMISSION**  
**BOROUGH OF STONINGTON**  
**BOROUGH HALL**  
**26 CHURCH STREET**  
**STONINGTON, CT 06378**

### **REGULAR MEETING**

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

**ROLL CALL:** Present: Doug Lyons, Donald Maranell, Clance Peterson, Stuart Schwartzstein, Jan Lindberg, Julia Leeming, Alternate members Albert Razzano, Jean Fiore. Absent: Pam Mola, Alternate member Betsy Carr.

**APPROVAL OF MINUTES:** Review and approve minutes from the regular meeting of 4/11/17. Modification: Julia Leeming recused from 86 Salt Acres Pond Site Plan. Motion to approve by Maranell, seconded by Leeming. Motion passed unanimously

**ADDITIONS TO THE AGENDA:** No additions to agenda

**PUBLIC COMMENT:** No public comments

**WORKSHOP:** Discussion of Application #P16-14. Approved as a Special Permit & Coastal Site Plan Review for an extensive renovation to a single-family home. Applicant would like to discuss total demolition. Workshop postponed to the June 13 meeting.

### **CONTINUED 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.** Ron Oschner, attorney for the applicant, continued the applicant's presentation of the proposal. Conrad Ella, architect presented findings in rebuttal of Ed Smith's public comments at the April 11 public hearing (Exb. 13). Don Maranell and Doug Lyons asked questions concerning the sidewalk and stair design. Conrad Ella replied.

Public Comments were made by: Michael Scheffers (Exb. 14) read a letter by Curtis Lynch (Exb. 15), Joan Raleigh, Joyce Pandolfi, Bob Mercer, Curty Williams, Betty Richards (Exb. 16), Ed Smith (Exb. 17&18), Malcom & Cathy McDonald (Exb. 19), Archie Leslie (Exb. 20), Chris Tilley read a letter from Elizabeth Bartholet (Exb. 21), Elaine Smith read a letter from Margaret Field (Exb. 22), Greg Gardener.

Chairman Lyons described the change in the Non-conforming regulations for ADA compliance. Letters emailed to the Planning and Zoning Commission were accepted as Exhibits 23-33.

Motion to close the public hearing by Maranell, seconded by Peterson. Motion carried unanimously.

Planning and Zoning Commission recessed for 10 minutes at 8:50 P.M.

Discussion on the application began at 8:58 P.M. Maranell spoke to consider safety, minimum guidelines, ADA guidelines and building code.

Leeming spoke to consider the submitted floor plan and that minimum requirements are being met.

Schwartzstein asked about the glass floor. Maranell stated that will not be modified.

Maranell stated he could go along with the 6' walkway from the proposed 9'4". Opposed to the planting bed. Requested a 'knock down' fence for fire accessibility.

Lyons summed up the application process.

Maranell spoke to the application process and ADA compliance.

Motion by Maranell to approve the application with the following modifications:

- *The north/south sidewalk shall be reduced from 9 feet 4 inches to 6 feet.*
- *Add appropriate ADA signage to the north entrance.*
- *Gate locked at the School Street entrance when museum is closed.*
- *Fence shall be a 'knock-down' fence for fire accessibility.*

Motion seconded by Leeming. Motion carried unanimously (Lyons, Maranell, Peterson, Schwartzstein, Leeming seated).

### **NEW PUBLIC HEARING:**

**Application #P17-09 - 147 Water Street, Alexandra Nicholas, Applicant; 147 Water Street, LLC, Owner –Site Plan (Commission moved to hear this application as a public hearing) - Application for Outdoor seating for a Class 1 restaurant, a 4-foot fence with a 6-foot gate on the south property line in the PC District.** Motion to open the public hearing by Lyons, seconded by Leeming. Motion carried unanimously.

D.J. Noyes presented the site plan.

Public Notice in The Day and mailing list presented as Exhibits 1 & 2.

Public Comments were made by: Rebecca Higgins, Nancy White, Kevin Adler, Virginia Montgomery, Michael Freidman.

Comments concerning hours of outdoor seating were clarified as starting at 8:00 A.M. and stopping at 6:00 P.M. from October through May and 8:30 P.M. from June through September.

Maranell motion to approved with the following modifications:

- *Outdoor seating shall start no earlier than 8:00 A.M.*
- *Outdoor seating shall end at 6:00 P.M. from the months of October through May.*
- *Outdoor seating shall end at 8:30 P.M. from the months of June through September.*

Motion seconded by Peterson. Motion carried unanimously. (All seated).

### **PENDING APPLICATIONS:**

**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).** Continued to the June 13 meeting.

**NEW APPLICATIONS (RECEIVED ONLY):**

**Application #17-19 – 11 Grand Street – Christine Reed, Applicant; William F. McDonald, Owner – Site Plan – Class 1 restaurant for a 12-15 seat Bakery & Café with local artists’ spaces. (Submitted on 4/04/17, Received on 4/11/17; decision must be made by 6/15/17).** Scheduled for the June 13 meeting.

**OLD BUSINESS:** No old business

**NEW BUSINESS:** No new business

**ZONING OFFICER’S REPORT:** No report given

**ADJOURNMENT:** Motion by Maranell to adjourn, seconded by Schwartzstein. Motion carried unanimously. Meeting adjourned at 10:10 P.M.

Respectfully submitted,

Tom Zanarini  
Zoning Official