

**TUESDAY AUGUST 29, 2017 – 6:30 P.M.**

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

**SPECIAL MEETING  
DRAFT MINUTES**

**CALL MEETING TO ORDER:** Don Maranell, Chairman Pro-Tem, called the meeting to order at 6:30 P.M.

**ROLL CALL:** Maranell, Razzano, Lindberg, Carr, Fiore, Schwartzstein, Peterson. Staff: ZEO Tom Zanarini. Absent: Lyons, Leeming, Mola.

**PUBLIC HEARING:** **Application #P17-28: 11 & 31 Cutler Street – William J. Sweeney, Applicant** – Stonington Community Center, Owner. Application for renovation of existing tennis courts, replacement of 10’ high fencing, new 10’ high fencing, new handicap accessible parking, replacement of landscaping in the R Zoning District. *(Received on 8/8/17. Public Hearing must be opened by 10/13/17, closed by 11/17/17, decision rendered by 1/21/18.)*

Staff presented the mailings and published public notice as exhibits 1&2 for the record. Attorney Bill Sweeney presented the application and introduced Beth Ann Stuart and Chad Frost as presenters. The applicant presented the application to the Commission. Exhibit #3: Photos of court surface

7:00 P.M. a five minute recess was declared. At 7:05 P.M. the applicants continued their presentation. The Commission had the following concerns: Schwartzstein: storm water drainage; Fiore: parking and pervious coverage; Schwartzstein: concerns with Eversource property; Maranell: proposed sign to encourage parking at COMO main property.

Public hearing list Speakers (with exhibits if submitted):

Marilyn Riley (Exh. 4)  
Phyllis Weaver (Exh. 5)  
Julia & Paul Leeming (Exh. 6)  
James Larkin (Exh. 7)  
Jill Cour (Exh. 8)  
Marc Ginsberg (Exh. 9)  
Candace House (Exh. 10, 11)  
Richard Larkin (Exh. 12)  
Steven Bissett  
Laura Metzger (Exh. 13)  
Sarah Blair

8:13 P.M. Bill Sweeney spoke to answer concerns of the public.

Motion to close the public hearing at 8:25 P.M. by Peterson, seconded by Carr. Motion carried unanimously.

**PENDING APPLICATIONS:** **Application #P17-28: 11 & 31 Cutler Street – William J. Sweeney, Applicant** – Stonington Community Center, Owner. Application for renovation of existing tennis courts, replacement of 10’ high fencing, new 10’ high fencing, new handicap accessible parking, replacement of landscaping in the R Zoning District. *(Received on 8/8/17. Public Hearing must be opened by 10/13/17, closed by 11/17/17, decision rendered by 1/21/18.)*

Discussion concerning the evidence presented at the public hearing. Motion to approve the application as presented with a stipulation that the applicant include a sign on the property encouraging patrons to use the main COMO parking lot by Lindberg, seconded by Carr. Motion carried unanimously.

Motion to waive the application fee as the COMO is a non-profit organization by Maranell, seconded by Schwartzstein. Motion carried unanimously.

**ADJOURNMENT:** Motion to adjourn by Lindberg, seconded by Razzano. Motion carried unanimously. Meeting adjourned at 8:36 P.M.

Doug Lyons, Chairman (Don Maranell Chairman Pro-Tem)  
Planning & Zoning Commission