

**TUESDAY, JUNE 12 – 6:30 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:** Chairperson Leeming called the meeting to order at 6:30 P.M.

**ROLL CALL:** Present: Carr, Leeming, Maranell, Mola, Lindberg, and Fiore (arrived at 6:40 P.M). Absent: Schwartzstein, Razzano, Peterson

**APPROVAL OF MINUTES:** Minutes of the May 8, 2018 Special Meeting. Maranell motion to approve, seconded by Mola. Motion carried unanimously.

**ADDITIONS TO THE AGENDA:** The discussion on shrubs and vegetation being regarded as fences is postponed to the July meeting. Add letter from SCCOG to Old Business.

**PUBLIC COMMENT:** none

**WORKSHOP:** none

**PUBLIC HEARING:** none

**NEW APPLICATIONS:** **Application #P18-22: 22 Bayview Avenue, Unit 12, Robert Currier, Applicant; Arie Pivco, Owner. For outdoor seating of 5 to 6 tables, not to exceed 20 seats for an existing Class 1 Restaurant (pizza take-out) located in the Velvet Mill in a PI Zoning District.** Robert Currier presented the application to the Commission. Mr. Currier addressed the application's physical attributes including:

- A physical barrier to separate the tables from the parking area (cinder blocks and planters),
- No table service, no alcohol,
- Seasonal seating (between Memorial Day and Columbus Day),
- Tables brought in at dusk,
- Provide a garbage can outside.

Members of the public Don Vail and Susanne Presson asked questions regarding parking and firewood stacking in the building.

Motion to approve with Stipulations by Lindberg, seconded by Maranell. Stipulations include:

- Parking calculations be verified by the Zoning Official,
- No outdoor lighting, music, or alcohol,
- Barriers as proposed will be set up when tables and chairs are outside,
- Hours are between 11:00 A.M. and 9:00 P.M. daily,
- Tables and chairs are permitted between Memorial Day and Columbus Day annually,
- Trash cans will be provided and the area policed for trash nightly (when tables are removed at 9:00 P.M.).

Motion approved unanimously.

**PENDING APPLICATIONS:** none

**OLD BUSINESS:** Continued discussion items: FEMA regulations regarding height & improvement lookback. ~~Shrubs, bushes, etc. as fences.~~ SCCOG letter requesting Commission opinion on the need to continue the Regional Planning Commission.

Motion to recommend that SCCOG dissolve the Regional Planning Commission by Maranell, seconded by Carr. Motion carried unanimously.

Motion to draft a Zoning Amendment application to Section 3.3.2.6 to reduce the lookback period for Substantial Improvements from 3 years to 1 year, and to increase the freeboard requirement from 1-foot above base flood elevation to 2-feet above base flood elevation.

**NEW BUSINESS:** none

**ZONING OFFICER'S REPORT:** Zoning Officer reviewed recently approved Zoning Permits.

**ADJOURNMENT:** Motion to adjourn by Mola, seconded by Lindberg. Motion carried unanimously. Adjourned at 7:35 P.M.

Respectfully submitted,

Tom Zanarini  
Zoning Officer