

THURSDAY, SEPTEMBER 5, 2019 – 6:00 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: Meeting called to order by Chairman Leeming at 6:00 pm

ROLL CALL: Present: Fiore, Schwartzstein, Leeming, Maranell, Lindberg, Razzano, Peterson. Absent: Carr. Staff Present: Zanarini, Attorney Kepple.

APPROVAL OF MINUTES: Minutes of the August 8, 2019 Regular Meeting. Motion to approve by Maranell, seconded by Lindberg. Motion carried unanimously.

ADDITIONS TO THE AGENDA: none

PUBLIC COMMENT: none

WORKSHOP: none

PUBLIC HEARING: none

NEW APPLICATIONS: **Application #P19-30: 25 Orchard Street – William Griffin, Applicant; BSCA, Owner – Proposed replacement of all 164 windows in the same architectural style and design in an existing condominium building in a RP Zoning District. Design Overlay review. MBL: 101-34-1.** William Griffin presented the application. Discussion included historical relevance of the building and types of windows considered Motion to approve as presented by Maranell, seconded by Razzano. Motion carried unanimously.

Application #P19-32: 83 Main Street – Southern New England Windows, Applicant; Murray Smith, Owner – Proposed replacement of all 47 windows of an existing residence in the RP Zoning District. Design Overlay review. MBL: 101-29-1. Mike Basta of Southern New England Windows presented the application. Discussion included current status of the project as the windows were installed premature to a zoning permit, historical significance of the house, and type of windows considered. Motion to deny by Schwartzstein, seconded by Fiore. Motion denied 3-4 (Schwartzstein, Fiore, Leeming for the motion (to deny); Lindberg, Maranell, Peterson, Razzano against the motion (to approve)).

Application #P19-28: 4-6 Denison Avenue – Julia Leeming, Applicant; Carl Bardy, Owner – Proposed renovation of the interior and window replacements at the east and west sides of the house visible from the street in a R Zoning District. Site Plan and Design Overlay review. MBL: 101-35-5. Chairman Leeming abstained from the proceedings to present the project as the applicant. Discussion included floodplain issues and scope of project. Motion to approve by Razzano, seconded by Schwartzstein. Motion carried unanimously (Leeming abstaining).

PENDING APPLICATIONS: none

OLD BUSINESS: none.

NEW BUSINESS: Review Draft Zoning Regulation amendments. Attorney Kepple led the Commission in a discussion and review of the proposed Zoning Regulation amendments. It was agreed that the Commission will review the proposal again in October prior to setting a date for public hearing.

DISCUSSION: Chairman Leeming thanked Peterson for his time serving on the Commission. Peterson is stepping down due to a relocation out of the Borough jurisdiction.

ZONING OFFICER'S REPORT: Review of zoning permits approved.

ADJOURNMENT: Motion to adjourn by Schwartzstein, seconded by Fiore. Motion carried unanimously. Meeting adjourned at 8:30 pm.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official