

THURSDAY, JANUARY 9, 2020 – 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: Chair Leeming called the meeting to order at 6:00 p.m.

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

APPROVAL OF MINUTES: Minutes of the December 5, 2019 Regular Meeting. Make a clarification that the minutes approval review of the November 7, 2019 minutes refers to 8 Pearl Street. Motion to approve by Razzano, seconded by Murray. Motion carried unanimously.

ADDITIONS TO THE AGENDA: Chair Leeming recognized a moment of silence for Commissioner Lindberg who recently passed away.

PUBLIC COMMENT: none.

WORKSHOP: none.

PUBLIC HEARING:

Application #P19-56: 50 Church Street – Michael Smith; Owner & Applicant – Application for a Special Permit of a conversion of a single-family home into a two-family home per Section 5.3.4 of the Zoning Regulations in an RP Zone. MBL: 101-37-4. Tom Switz presented the application for the owner. Provided the fence details and explained no exterior changes to the building were proposed. Murray commented that Zillow lists the property as an accessory unit on the lot. Mr. Switz stated that the use will be converted to a condominium and not a lot split. Staff stated that the mailings and legal ad were in order. Public Hearing closed.

Motion to amend the agenda to hear Application #19-54 before Application #19-57 by Fiore. Seconded by Murray. Motion carried unanimously.

Application #P19-54: Borough of Stonington Planning and Zoning Commission, Applicant. Application for Text Amendments to the Borough of Stonington Zoning Regulations. Chair Leeming presented an overview of the text amendments proposed. Attorney Kepple discussed the process of text amendments.
Public Comments: Warden Callahan discussed the coordination of floodplain regulations with the Town of Stonington for consistency. Attorney Mark Branse suggested the Commission address the language in Section 2.7.2 in regards to building height. What portions of a building's increase in height would apply to this regulation? The Commission discussed this regulation.

Application #P19-57 – 7 Water Street – Mark Branse, Applicant; Stonington Historical Society, Owner – Application for a Special Permit and Coastal Site Plan Review for a proposed 500 square foot addition and site improvements in a R-1 Zone and Design Overlay Zone. MLB: 102-5-12. Meg Lyons presented for the Stonington Historical Society. Discussed the previous Special Permit approval on May 9, 2017 has expired due to not starting construction within one year of approval. Stated that is application is identical in scale and scope. Commissioner Fiore announced that she is a member of the SHS, has donated money, but feels she can be impartial to the application. Staff read a letter into the record from CT DEEP. Commission discussed how to consider the DEEP suggestions.

PENDING APPLICATIONS:

Application #P19-56: 50 Church Street – Michael Smith; Owner & Applicant – Application for a Special Permit of a conversion of a single-family home into a two-family home per Section 5.3.4 of the Zoning Regulations in an RP Zone. MBL: 101-37-4. Motion to approve by Razzano, seconded by Fiore. Motion carried unanimously.

Application #P19-54: Borough of Stonington Planning and Zoning Commission, Applicant. Application for Text Amendments to the Borough of Stonington Zoning Regulations. A motion to continue the public hearing to the February 6th meeting by Razzano, seconded by Murray. Motion carried unanimously.

Application #P19-57 – 7 Water Street – Mark Branse, Applicant; Stonington Historical Society, Owner – Application for a Special Permit and Coastal Site Plan Review for a proposed 500 square foot addition and site improvements in a R-1 Zone and Design Overlay Zone. MLB: 102-5-12. Motion to approve with a modification that a raingarden or similar feature to connect roof water runoff be included in the zoning and building applications by Razzano, seconded by Murray. Motion carried unanimously.

OLD BUSINESS: none.

NEW BUSINESS: none.

DISCUSSION: none.

ZONING OFFICER’S REPORT: Review of zoning permits approved. No staff report submitted. Discussion of a greenhouse at 69 Main Street, Pergola behind and attached to the Velvet Mill, garage at 36 or 38 Broad Street.

ADJOURNMENT: Motion to adjourn by Murray, seconded my Fiore. Motion carried unanimously. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official