

THURSDAY, FEBRUARY 6, 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: Bessette, Errichetti, Carr, Leeming, Maranell, Fiore. Staff: Zonarini, Attorney Kepple. Absent: Murray.

APPROVAL OF MINUTES: Minutes of the January 9, 2020 Regular Meeting. Approve as amended to show Application P19-54 public hearing was closed by Maranell, seconded by Fiore. Motion carried unanimously.

ADDITIONS TO THE AGENDA: none.

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. (Hearing for this application on January 9, 2020 was improperly advertised. This is a new public hearing). Michael Smith presented the application.

Public mailings marked Exhibit 1.

Photo of proposed fence design marked Exhibit 2.

Staff read into the record an email comment from Clarke Murphy (Exhibit 3).

Maranell described the requirements required to approve the application is Sections 5.1.4.1, 5.1.4.2, and 5.1.4.3 of the Zoning Regulations.

Discussion of why a lot split was not proposed (the lot and structures would not meet the bulk zoning requirements). Motion to close the public hearing by Maranell, seconded by Errichetti. 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. (Continued public hearing from the January 9, 2020 meeting).**~~

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 the application by Maranell, seconded by Fiore. Discussion: Maranell discussed traffic flow would not be impeded, plenty of off-street parking. Julia: lot is heavily landscaped & fencing proposed. No increase in utility impact. Complies with applicable zoning regulations. Errichetti: Does not adversely impact neighborhood property values. 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. Attorney reviewed a ZBA decision concerning Section 2.7 of the Zoning Regulations that an increase in height of a building, but less than the maximum height of the building, did not need Commission review. Sentence 2.7.2 is ‘squishy.’ “Mackenzie” no longer allows Commission to waive provisions of the zoning regulations.

Leeming: Design overlay 2.6.5 allows the Commission to review anything other than insignificant changes to the exterior of a building.

Maranell: Section should be deleted. Kepple: Proposed change in a separate regulation amendment application. Motion to approve the zoning regulations as presented by Maranell, seconded by Carr. Motion carried unanimously.

OLD BUSINESS: none.

NEW BUSINESS: none.

DISCUSSION: Melanie Bove of 30 Elm Street was present to discuss the zoning violation letter concerning the replacement fence constructed without a permit or Commission review.

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

ADJOURNMENT: Motion to adjourn by Maranell, seconded by Carr. Motion carried unanimously. Meeting adjourned at 7:23 p.m.

Respectfully submitted,

Tom Zanarini, CZEO
Zoning Official