

THURSDAY, NOVEMBER 5, 2020 – 6:00 P.M
PLANNING AND ZONING COMMISSION
BOROUGH OF STONINGTON
ZOOM MEETING
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING – DRAFT MINUTES

ZOOM Meeting link:

<https://us02web.zoom.us/j/89307882342?pwd=NmVnSFF2ODVXc3g5K0paR1pxb1FCUT09>

Meeting ID: 893 0788 2342

Passcode: 805952

Phone number to call:

1.301.715.8592

CALL MEETING TO ORDER: Don called meeting to order at 6:00 p.m.

ROLL CALL: Present: Maranell, Murray, Fiore, Bessette, Bowdler, Carr (joined at 6:18 p.m.). Absent: Errichetti. Staff: Zanmarini, Callahan, Attorney Kepple.

APPROVAL OF MINUTES: Minutes of the October 1, 2020 Regular Meeting.

ADDITIONS TO THE AGENDA: none.

PUBLIC COMMENT: none.

WORKSHOP: none

PUBLIC HEARING: none

PENDING APPLICATIONS:

Application #P20-42: 3 Lee’s Court – Schuyler Hoyt, Applicant & Owner, for a Site Plan and Design Review application to add dormers to the roof and increase the floor area in a R Zoning District. MBL: 79-12-16. Schuyler Hoyt presenting. Discussion by Commission includes lot coverage, site lines. Motion to approve by Fiore, seconded by Murray. Motion carried unanimously.

Application #P20-46: 2 Pearl Street – James Tefft, Applicant; Nina Cook, Owner, for a Site Plan and Design Review application to add a front deck facing Pearl Street, replace fence with stone wall and cedar fence, replace vinyl siding with cedar clapboard in a RP Zoning District. MBL: 101-8-3. James Tefft presenting. Audio trouble, skipped to P20-37. 6:25 p.m. returned to application. Applicant will work with neighbor for fence consistency. Motion to approve by Carr, seconded by Fiore. Motion carried unanimously.

Application #P20-37: 40-42, 44, 50, 86 Salt Acres Road – John Fullerton, Applicant; John & Susan Fullerton, et al, Owners, for a Site Plan to locate two 6’x6” driveway posts as a landscape feature to mark entry to a private road; Salt Acres Road in a RR Zoning District. MBL: 78-1-X (Continued from October 1, 2020 meeting). Application has been withdrawn. Attorney Kepple discussed the legal standing concerning municipal estoppel. The decision made by former Zoning Official David Atkinson to allow the pillars as a landscape feature stands. No gate or lights can be

added to the pillars without first presenting an application to the Commission. Carr joined meeting at 6:18 p.m.

OLD BUSINESS: none

NEW BUSINESS: Approve meeting schedule for 2021. Don discussed the dates with the Commission. Motion to approve by Bowdler, seconded by Murray. Motion carried unanimously.

DISCUSSION:

ZONING OFFICER'S REPORT: oral report concerning new applications for windows and 4 South Street. Discussion concerning when a zoning permit is required for window or other type of minor remodel. Maranell suggests having a discussion concerning design review for certain types of minimal remodel, window replacement type of work. Attorney Kepple discussed previous discussions on this subject concerning design review regulations. Don suggested having the discussion when the Commission and public can meet in person.

ADJOURNMENT: Motion to adjourn by Bowdler, seconded by Murray. Motion carried unanimously. Meeting adjourned at 6:56 p.m.

Respectfully submitted,

Tom Zonarini, CZEO
Zoning Official