

**BOROUGH OF STONINGTON
PLANNING AND ZONING COMMISSION
MEETING**

May 14, 2013

7:30 PM

Borough Hall

ROLL CALL: Chair Roberts called the meeting to order at 7:30 PM. In attendance were Doug Lyons, Chris Errichetti, Susan Tohbe, Richard Easton Zoning Officer David Atkinson. Betsy Carr was absent.

NEW BUSINESS:

Application # P 13-08: 84 Water Street: William Fowler and Mary Wolf, Owners, Austin, Paterson Disston, Architects. Application for Site Plan Approval for renovations to the existing house in the RP District. Architect presented application for renovations to existing house including roof line changes, decreasing size of second floor deck and installation of stone veneer to base of house. Motion to approve made by Lyons, seconded by Errichetti, vote in favor unanimous.

Application # P 13-09: 14 Main Street: Stonington Captain's House LLC, Owner, Elizabeth Saede/Mystic Restoration, Applicant. Application for Site Plan Approval for the construction of an in ground swimming pool and 5 foot fence and the relocation of an existing fence on the property in the RP District. Elizabeth Saede presented application for in ground pool, 5 foot fence along Main Street and relocation of existing rear fence. Commission expressed concern about height of fence along Main Street and material. Applicant agreed to 4 foot wood fence. Motion to approve made by Errichetti, seconded by Easton. Vote in favor unanimous.

Application # P 13-10: 7 Temple Street: Robert Crane, Owner, Tony Crane, Architect. Application for Site Plan Approval for renovations and additions to an existing garage on property in the RP District. Owner presented application for small studio addition to existing garage. Motion to approve made by Roberts, seconded by Easton, vote in favor unanimous.

Application # P 13-11: 149 Water Street: William McDonald, Owner. Application for Site Plan Approval for renovations to the existing building in the PC District. Owner presented application to enclose portion of roof deck as living space on second floor. Motion to approve made by Roberts, seconded by Tohbe, vote in favor unanimous.

Application # P 13-12: 194 Water Street: Dodson Boatyard, Owners, Clave Holdings (Dogwatch Café) Applicant. Application for Site Plan Approval for the erection of a 30 foot x 20 foot seasonal tent for ice cream and retail sales and seating. The property is in the PW District. Attorney Bill Sweeney presented application for ice cream tent, with seating and retail area. Sweeney presented petition with 180+ signatures in support. Atkinson read two emails in opposition. Neighbor spoke in opposition. Commission debated conditions of approval to include annual renewal, no food or beverage other than ice cream water and

coffee, small retail cabinet. Motion to approve made by Tohbe, seconded by Lyons. Vote in favor Lyons, Tohbe, Errichetti and Easton. Vote in opposition Roberts. Conditions of approval to be prepared by ZO Atkinson.

OTHER BUSINESS:

Discussion on restaurant use at 143 Water Street: Owner Walter Houlihan asked about second floor seating. No food service allowed, but bar possible. Site plan approval from the Commission required.

Review of signage for Stonington Commons: Commission approved entry sign at earlier meeting

Discussion of proposed Signage Amendments: Easton to clean up proposed amendments as agreed upon.

PUBLIC COMMENT: None

ZONING OFFICER'S REPORT: Additional studio space at velvet Mill approved. Major construction tenant/storage area has been cleaned up.

APPROVAL OF MINUTES: April 9, 2013. Motion to approve made by Easton, seconded by Errichetti, vote in favor unanimous.

ADJOURNMENT: Meeting was adjourned at 9:35