

**THURSDAY, APRIL 4, 2024 – 6:00 P.M.**  
**PLANNING AND ZONING COMMISSION**  
**BOROUGH OF STONINGTON**  
**26 CHURCH STREET**  
**STONINGTON, CT 06378**  
**REGULAR MEETING – DRAFT MINUTES**

**CALL MEETING TO ORDER:** Chair Maranell called the meeting to order at 6:01 p.m.

**ROLL CALL:** Present: Carr, Maranell, Murray, Fiore, Razzano (arrived at 6:08 after minutes approval) (all seated). Staff: Zanarini. Absent: Collette, Errichetti.

**APPROVAL OF MINUTES:** Minutes of the March 7, 2024 meeting. Motion to approve by Maranell, seconded by Murray. Motion carried 4-0.

**ADDITIONS TO THE AGENDA:** none

**PUBLIC COMMENT (items not on the agenda):** none

**SITE PLAN REVIEW:**

**Application #P24-07 – 106 Water Street – Charles Sinclair, Applicant & Owner – Site Plan for 4-foot chain link fence replacement and a 6-foot tall, 39-foot-long cedar fence facing Wayland’s Wharf. RP Zone. MBL# 101-1-18.** Charles Sinclair presented the application. Commission discussed specifics. Motion to approve as presented 4-0-1. Approval: Maranell, Carr, Fiore, Razzano. Murray abstained.

**PUBLIC HEARING:** none

**NEW BUSINESS:** Maranell discussed upcoming meeting items: raising the application fee to supplement legal ad fees, updating zoning regulations, including Section 2.6, Site Plan expiration, building heights, climate change.  
State Office of Planning is currently reviewing the POCD.  
Discussed a letter Commissioners received from Eric Baum.

**OLD BUSINESS:** none

**ZONING OFFICER’S REPORT:** none

**ADJOURNMENT:** 6:45 p.m.

Respectfully submitted,

Tom Zanarini, CZEO  
Zoning Official