

**THURSDAY, JANUARY 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 6:00 pm

**ROLL CALL:** Collette, Errichetti, Murray, Fiore, Maranell, Fiore, Razzano, Carr. All seated. Staff: Zonarini, Attorney Avena.

**APPROVAL OF MINUTES:** Minutes of the December 7, 2023 meeting. Motion to approve by Razzano, seconded by Carr. Motion carried unanimously

**ADDITIONS TO THE AGENDA:** none

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

**SITE PLAN REVIEW:** Application #P23-57 – 11 Water Street – George Kimmerle, Applicant and Owner – Site Plan and Design Review for a widow’s watch addition to the roof of an existing single-family residence. R-2 Zone. MBL# 102-5-9. Review continued to February 1,2024 with an extension of 65 days granted.

**PUBLIC HEARING:**

**Application #P23-51 – 26 Church Street – Borough of Stonington PZC Applicant; Borough of Stonington, Owner – Zoning Regulation Amendment for Accessory Dwelling Units.**

Commission reviewed revisions made at the December 7<sup>th</sup> hearing with Attorney Avena.

Need to define “Net Floor Area.”

In Definition remove “vacation stays” and add “tourist home.”

Definition of STR: “Any living space rented by a person or persons for less than 30 days.”

New Section in Zoning Regulations for STR will be Section 3.12.

Public hearing was closed at 7:00 pm.

**NEW BUSINESS:** Election of officers. By unanimous consent: Maranell, President; Fiore, Secretary.

**OLD BUSINESS:** Discussion with Attorney Avena.

**ZONING OFFICER’S REPORT:** Staff reviewed permits issued in December.

**ADJOURNMENT:** Motion to adjourn by Errichetti at 8:20 p.m. Seconded by Carr. Motion carried unanimously.

Respectfully submitted,

Tom Zonarini, CZEO  
Zoning Official