



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MAY 11, 2023 - 7:00pm

**Old Middle High School – Media Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES

1. CALL MEETING TO ORDER: Chairman Ed Learned called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 11, 2023 at 7:00 p.m.

COMMISSIONERS PRESENT: Ed Learned, Chairman, Mark Leonard, Wayne Wilkinson & Robert Mazzella

COMMISSIONERS ABSENT: Pat Lewis, Vice Chair & Robert Kappes (Alternate)

STAFF PRESENT: Administrative Assistant Cheryl Konsavitch, Ariel Lago, Planning Development & Zoning Official and SCOOG Interim Planner Nicole Haggerty

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. PUBLIC HEARING:

A. RE-SUB #23-010 (Re-Subdivision) Application of Jerome Seison, 71 Tom Wheeler Road, North Stonington, CT 06359 for a 2-Lot Re-Subdivision of land located at 71 Tom Wheeler Rd. in an R-80 Zone. Tax Map #72, Lot #4824 (***PH opened on 04/13/23 & continued to 05/11/23; Commission received on 03/09/23; & PH must close on or by 05/18/23***)

M. Leonard read the application into the record.

Seated: E. Learned, M. Leonard, W. Wilkinson, R. Mazzella

M. Leonard and R. Mazzella listened to the meeting tape of the Commission's April 13th meeting.

Ryan Cheverie, CLA Engineering was present for this application.

R. Cheverie stated the application is for a 2-lot re-subdivision of land where a 2-acre parcel is being proposed for a building lot for a family member. The Commission continued the public hearing from last month because they had not yet received Ledge Light Health District approval.

N. Haggerty stated all her review comments have been addressed and Ledge Light Health District approval has been received.

Chairman Learned asked if there were any questions or comments from the public. There were none.

Chairman Learned asked if there was anyone speaking in favor of this application. There were none.

Chairman Learned asked if there was anyone speaking against this application. There were none.

The Commission had no questions.

MOTION by W. Wilkinson, SECOND by M. Leonard to close the Public Hearing on RE-SUB #23-010. MOTION CARRIED UNANIMOUSLY.

B. TX/AM #23-014 Application of Pickwick Farm Properties, LLC, c/o William R. Sweeney, Esq., PO Box 58, New London, CT 06320 for a text amendment to add new section 305.4 (C) Where two or more houses exist on one residential lot, only one existing unit shall be permitted an Accessory Apartment, pursuant to the provisions of Section 1002.1.

M. Leonard read the application into the record.

Seated: E. Learned, M. Leonard, W. Wilkinson, R. Mazzella

Atty. William Sweeney, representing Pickwick Farm Properties was present for this application.

Atty. Sweeney stated that he has worked closely with the Town's Zoning Officials since last Fall to permit an accessory apartment attached to an existing single-family residence on the subject property. The purpose of this accessory apartment would be to provide living space for a personal caretaker for an elderly resident. Atty. Sweeney stated that this property encompasses a second detached single-family residence that is occupied by a farm caretaker. Town zoning officials have confirmed that these two principal single-family residences, which are located on the same lot, constitute a legal pre-existing non-conforming condition.

Atty. Sweeney stated that the existing zoning regulations are confusing, contradictory and do not explicitly provide guidance as to this exact situation. Atty. Sweeney stated that this Text Amendment Application is to clarify that a property owner with two or more existing residences on a single lot is entitled to establish one accessory apartment associated with one of those existing residences.

Chairman Learned asked if there were any questions or comments from the public. There were none.

Chairman Learned asked if there was anyone speaking in favor of this application. The following people spoke:

Hannah Bergh – 116A Wintechog HI Road

Joe Susmeyer – 116A Wintechog HI Road

Chairman Learned asked if there was anyone speaking against this application. There were none.

The Commission had a few general questions pertaining to this application.

MOTION by M. Leonard, SECOND by W. Wilkinson to close the Public Hearing on TX/AM #23-014. MOTION CARRIED UNANIMOUSLY

5. PENDING APPLICATIONS:

A. RE-SUB #23-010 (Re-Subdivision) Application of Jerome Seison, 71 Tom Wheeler Rd., North Stonington, CT 06359 for a 2-Lot Re-Subdivision of land located at 71 Tom Wheeler Rd. in an R-80 Zone. Tax Map #72, Lot #4824

Seated: E. Learned, M. Leonard, W. Wilkinson, R. Mazzella

MOTION by M. Leonard, SECOND by W. Wilkinson to approve RE-SUB #23-010 (Re-Subdivision) Application of Jerome Seison, 71 Tom Wheeler Road, North Stonington, CT 06359 for a 2-Lot Re-Subdivision of land located at 71 Tom Wheeler Road in an R-80 Zone. Tax Map #72, Lot #4824 as submitted. MOTION CARRIED UNANIMOUSLY

B. TX/AM #23-014 Application of Pickwick Farm Properties, LLC, c/o William R. Sweeney, Esq., PO Box 58, New London, CT 06320 for a text amendment to add new section 305.4 (C) Where two or more houses exist on one residential lot, only one existing unit shall be permitted an Accessory Apartment, pursuant to the provisions of Section 1002.1.

Seated: E. Learned, M. Leonard, W. Wilkinson, R. Mazzella

MOTION by M. Leonard, SECOND by W. Wilkinson to approve TX/AM #23-014 Application of Pickwick Farm Properties, LLC, c/o William R. Sweeney, Esq., PO Box 58, New London, CT 06320 for a text amendment to add new section 305.4 (C) Where two or more houses exist on one residential lot, only one existing unit shall be permitted an Accessory Apartment, pursuant to the provisions of Section 1002.1. effective June 2, 2023. MOTION CARRIED UNANIMOUSLY

6. PLANNING ISSUES & DISCUSSION:

Motion to appoint Ariel Lago as Official ZEO

MOTION by M. Leonard, SECOND by W. Wilkinson to appoint Ariel Lago as the Official Zoning Enforcement Officer. MOTION CARRIED UNANIMOUSLY

7. SENIOR PLANNER & ZONING OFFICIAL'S REPORTS/ISSUES:

8. NEW APPLICATIONS:

TX AM #23-032 (Text Amendment) Application of North Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of "Cost"

The Commission set the Public Hearing on TX/AM #23-032 for June 8, 2023.

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES: Review minutes of Regular Meeting of 04/13/23 – The minutes of 04/13/23 were accepted as written.

12. ADJOURNMENT:

MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 7:27 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office