



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, FEBRUARY 8, 2024 - 7:00pm

**North Stonington Education Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES

1. CALL MEETING TO ORDER: Vice-Chair Pat Lewis called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, February 8, 2024, at 7:04 p.m.

COMMISSIONERS PRESENT: Pat Lewis, Vice Chair, Mark Leonard, Secretary, Wayne Wilkinson, John Gaccione and Alternate Members Joseph Cherenzia and Ben Buehler (arrived at 7:11 p.m.)

COMMISSIONERS ABSENT: Ed Learned, Chairman & Alternate Member Mark Perkins

STAFF PRESENT: Planning, Development & Zoning Official, and Susan Cullen, Administrative Assistant Cheryl Konsavitch

2. PLEDGE OF ALLEGIANCE

3. ADDITIONS TO THE AGENDA: None

4. PUBLIC COMMENT:

P. Lewis stated TX AM #23-060 would not be deliberated on this evening as we are missing a seated member. The seated member did arrive late, but some of the public who had come for deliberations had left.

5. PUBLIC HEARING:

ZC #23-091 (*Zone Change*) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to change the R-80 zoning district on property located at 226 Wintechog Hill Road (41.41 acres) to Resort Commercial. Tax Map #93, Parcel #6581. (*PH scheduled to open on 02/08/24; Commission received on 01/11/24 & PH must close on or by 03/14/24*)

M. Leonard read the application into the record.

Seated: P. Lewis, M. Leonard, W. Wilkinson, J. Gaccione, J. Cherenzia

Peter Gardner, Land Surveyor representing the applicant, went over the proposal and submitted proof of abutter mailings.

P. Gardner stated the proposal is to re-zone 226 Wintechog Hill Road from R-80 to Resort Commercial and the acreage is bisected by the old trolley line which is owned by Eversource. P. Gardner submitted (Exhibit A) a

marked up copy of the map showing the area of the proposal. P. Garder stated this lot is surrounded on 2/3 thirds of its boundary by Resort Commercial and 3/4 quarter of a mile to the Ledyard Town Line. P. Gardner stated the owner has land that fronts on Route 2 and the goal is to make all his parcels resort commercial and this proposal is in Conformance with the Plan of Conservation and Development.

The Commission asked if the applicant has access to the parcel from Route 2 from Eversource. P. Gardner said that at this time they do not have access from Route 2 but are working with Eversource on an easement, the only access at this time is from Wintechog Hill which is very steep, and once you get in around 200 or 300 feet it quickly drops off. P. Gardener stated they are going to have to work out an agreement with Eversource on an access from Route 2.

P. Lewis asked if there were any questions or comments from the public pertaining to this application. The following people spoke.

Jim Holdridge – Wintechog HI
Hannah Susmeyer – Wintechog HI
Brett Mastroianni – Hangman HI
Gary Annino – Main, Chester Maine & Wyassup Road
Joe Susmeyer – Wintechog HI

S. Cullen went over her staff report for the Commission.

P. Gardner stated that the proposal submitted is in conformance with the Plan of Conservation and Development and a comprehensive plan for the development of the property will be submitted later.

P. Lewis asked if there was anyone from the public speaking in favor of the application. There were none.

P. Lewis asked if there was anyone from the public speaking against the application. The following people spoke:

Brett Mastroianni – Hangman HI
Judith Main – Norwich-Westerly Road
Joe Susmeyer – Wintechog HI
Hannah Susmeyer – Wintechog HI
Ariana Johnson – Wintechog HI
Fran Wood – Wrights Road
Nancy Weissmuller – Wintechog HI
Craig Kelley – Wintechog HI
Robert Sayre – Wintechog HI
Jennifer Land – Wintechog HI
Jim Holdridge – Wintechog HI
David Land – Wintechog HI
Linda Smith – Wrights Road
Gary Annino – Main, Chester Maine & Wyassup Road

MOTION by M. Leonard, SECOND by J. Gaccione to close the Public Hearing on ZC #23-091. MOTION CARRIED UNANIMOUSLY

6. PENDING APPLICATIONS:

A. TX AM #23-060 (Text Amendment) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”. *(No Action Taken)*

B. ZC #23-091 (Zone Change) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to change the R-80 zoning district on property located at 226 Wintechog Hill Road (41.41 acres) to Resort Commercial. Tax Map #93, Parcel #6581.

M. Leonard read the application into the record.

Seated: P. Lewis, M. Leonard, W. Wilkinson, J. Gaccione, J. Cherenzia

MOTION by J. Gaccione, SECOND by M. Leonard to approve ZC #23-091 (Zone Change) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to change the R-80 zoning district on property located at 226 Wintechog Hill Road (41.41 acres) to Resort Commercial. Tax Map #93, Parcel #6581.

In Favor: None

Opposed: P. Lewis, M. Leonard, W. Wilkinson, J. Gaccione, J. Cherenzia

MOTION FAILED

Reasons for Denial

1. There is currently a lot of undeveloped land in the Resort Commercial Zone.
2. The POCD was from 2013 and the Town and Commission designated a specific area that they thought was viable for a Resort Commercial Zone and there was no reason given why the proposed parcel should be part of that especially with so much undeveloped land already in the Resort Commercial Zone.
3. There is currently no access to the property from Route 2.
4. The POCD states that uses considered should not have an undesirable increase in traffic, road widening, noise, or light pollution.
5. The area proposed currently does not have development in it as the surrounding land is zoned residential.
6. The POCD recommends commercial growth along major highways such as I95.
7. We have farms on Wintechog Hill Road and the 2013 POCD states as one of its goals to keep traffic and other detrimental acts of development away from working farms by establishing clear buffer zones between farms and new developments and limit possible traffic generating developments through zoning regulations.

7. PLANNING ISSUES & DISCUSSION: None

8. SENIOR PLANNER & ZONING OFFICIAL’S REPORTS/ISSUES:

ZEO Activity Report for January

9. NEW APPLICATIONS:

TX AM #24-003 (Text Amendment) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to amend the Zoning Regulations Section 601.1 to increase the maximum building height in the Resort Commercial Zone to 90 ft. from 50 ft. (*Commission to receive on 02/08/24 & set for PH on or by 04/13/24*)

The Commission set the Public Hearing on TX AM #24-003 for March 14th.

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 01/11/24 – The minutes of 01/11/24 were accepted as written.

13. ADJOURNMENT:

MOTION by M. Leonard, SECOND by J. Gaccione to adjourn the meeting at 7:37 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office