



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, APRIL 11, 2024 - 7:00pm

**North Stonington Education 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, April 11, 2024, at 7:01 p.m.

COMMISSIONERS PRESENT: Ed Learned, Chairman, Pat Lewis, Vice Chair, Mark Leonard, Secretary, Wayne Wilkinson, John Gaccione and Alternate Members Ben Buehler, and Joseph Cherenzia

COMMISSIONERS ABSENT: Alternate Member Mark Perkins

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

2. PLEDGE OF ALLEGIANCE

3. ADDITIONS TO THE AGENDA:

M. Leonard asked to discuss recording and posting of the meetings under Planning Issues & Discussion.

4. PUBLIC COMMENT:

Anne Nalwalk reminded Commission members to please speak into their microphones when talking.

5. PUBLIC HEARING:

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. (*PH scheduled to open on 03/14/24; Applicant requested the PH be opened & continued to 04/11/24; Applicant requested a 21 day extension to continue the PH to 05/09/24; Commission received on 01/11/24 & PH must close on or by 05/09/24*)

M. Leonard read the application into the record.

The applicant requested an extension to the Commission's May 9th meeting.

MOTION by J. Gaccione, SECOND by M. Leonard to continue the Public Hearing to 05/09/24. MOTION CARRIED UNANIMOUSLY.

6. PENDING 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. *(No Action Needed)*

7. PLANNING ISSUES & DISCUSSION:

M. Leonard asked if it was possible for Planning & Zoning to record meetings and then have them be uploaded to the Town's you tube site for the public to watch later.

The Commission also discussed hybrid and remote meetings and the consensus was to have the meetings recorded and then uploaded to the Town's you tube site.

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

A. ZEO Activity Report for March

B. Discussion of possible zoning regulation changes

S. Cullen discussed with the Commission possible zoning regulation amendments and what ones the Commission would like to start working on. The Commission stated they would like to proceed with the Seasonal Use Regulations first.

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 03/14/24 and 03/26/24 – The minutes of 03/14/24 and 03/26/24 were accepted as written.

13. ADJOURNMENT:

MOTION by M. Leonard, SECOND by J. Gaccione to adjourn the meeting at 7:41 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office