



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, MARCH 4, 2021 – 7:00 P.M.

THE MEETING WILL BE HELD VIA ZOOM

Public will be able to attend the meeting by calling in through Zoom. Please call **1 646 558 8656**, then enter **Meeting ID: 840 4780 6499**. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

AMENDED AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. PLANNING ISSUES & DISCUSSION:

- a. Landscape plan for parking lot at Historical Society
- b. Year-round use of seasonal properties - Lakes

6. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES:

- a. ZEO Activity Report/January & February
- b. **Note Pending: PETITION NO. 1443** - SR North Stonington, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 9.9-megawatt AC solar photovoltaic electric generating facility on five parcels located north and south of Providence New London Turnpike (State Route 184), west of Boombridge Road and north of Interstate 95 in North Stonington, Connecticut, and associated electrical interconnection. **Applicants to attend 3/11/21 Meeting**

7. NEW APPLICATIONS:

TX AM #21-015 (*Text Amendment*) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 99 Mechanic Street, Pawcatuck, CT 06379 requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres. (*Commission to receive on 03/04/21 & set for PH on or by 05/07/21*)

8. OLD BUSINESS:

9. NEW BUSINESS:

10. REVIEW MINUTES: Review minutes of Regular Meeting of 01/14/21

11. ADJOURNMENT:

Louis E. Steinbrecher, Chairman

DOORSTEP GARDEN

PLANT SPECIFICATIONS	NAME	QUANTITY	WYASSUP
1 BLACK EYED SOYAN	ROSEOLA 10 FT 2	6	
2 CANTON 875	YALLO 50	6	
3 CANTON 875	ROSEOLA 10 FT 2	6	
4 CANTON 875	YALLO 50	6	
5 CANTON 875	ROSEOLA 10 FT 2	6	
6 CANTON 875	YALLO 50	6	
7 CANTON 875	ROSEOLA 10 FT 2	6	
8 CANTON 875	YALLO 50	6	
9 CANTON 875	ROSEOLA 10 FT 2	6	
10 CANTON 875	YALLO 50	6	
11 CANTON 875	ROSEOLA 10 FT 2	6	
12 CANTON 875	YALLO 50	6	
13 CANTON 875	ROSEOLA 10 FT 2	6	
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17 CANTON 875	ROSEOLA 10 FT 2	6	
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81 CANTON 875	ROSEOLA 10 FT 2	6	
82 CANTON 875	YALLO 50	6	
83 CANTON 875	ROSEOLA 10 FT 2	6	

[illegible]

SCALE 1" = 6"



STATION 1000, CONT.
STATION 1000, CONT.
STATION 1000, CONT.

Note: This illustration is a re-drawn digital copy of the original 1982 creation.

NOT TO SCALE

NOT TO SCALE
But Gives you an idea of where
we want parking

[illegible]

**58 Mystic Road
North Stonington, CT 06359**

jcspavins@gmail.com

860-625-9260

Juliet Hodge, Planning, Development and Zoning Official

Town of North Stonington, CT 06359

Re: 421D Wyassup Road, North Stonington CT -- Cinda Spavins, Owner

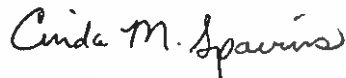
Dear Ms. Hodge:

The above captioned property on Wyassup Lake is currently subject to the seasonal overlay provision of the P&Z regulations. I recently discovered the original building plans for the house, which was built in 1962, prior to the implementation of the seasonal overlay provisions. The original owner was the Murphy family. You can compare the current house with the plans and it is indeed the house that was constructed at the site.

I have attached a copy of these plans (the originals are available for inspection) – on which, the architect clearly indicates the house is suitable for year-round living (see page 3 of attached). Accordingly, the original owner chose building a house suitable for year-round living prior to the current zoning regulations being implemented. We asked for your review to determine if this property should be grandfathered from the seasonal overlay restrictions based on year-round qualifications at time of construction.

Thank you for your attention to this matter.

Sincerely,



Cinda M. Spavins



Town of North Stonington
Zoning Enforcement

Year Round Use Suggested Evidence

Suggested Evidence to Prove Year-round Residency of a Dwelling in the Seasonal Use Overlay Area before May 21, 1964

The following is a list of suggested items that may be used by the owner or resident of a dwelling in the Seasonal Use Overlay Area to prove that the dwelling was occupied on a year-round basis before May 21, 1964, the date Zoning Regulations were adopted by the Town of North Stonington. If such year-round occupancy is determined, the dwelling may be established as a pre-existing, non-conforming residential use, thereby allowing its year-round use to legally continue.

1. Legal permanent address shown on the *Grand List* before May 21, 1964. This information may be found in the Office of the Town Clerk.
2. *Annual Reports* and/or *Town Tax List* published annually before May 21, 1964. This information may be found in the Office of the Town Clerk.
3. Mailing address of the residence on tax notices before May 21, 1964. This information may be found in the Office of the Tax Collector.
4. Address of the residence on voter registration cards before May 21, 1964. This information may be found in the Office of the Registrar of Voters.
5. Address of the residence on vehicle or boat registrations before May 21, 1964. This information may be obtained from the Connecticut Department of Motor Vehicles.
6. Indications on land-use records and maps such as the *1966 Comprehensive Plan* (Metcalf & Eddy) that indicate year-round use before May 21, 1964. This information may be found in the Office of the Town clerk and Planning and Zoning Commission Office.
7. Address of the residence used for student enrollment or school bus pickup at location before May 21, 1964.
8. Electric bills that indicate year-round occupancy energy consumption at the residence before May 21, 1964.
9. Telephone bills that demonstrate year-round telephone usage at the residence before May 21, 1964.
10. Evidence of home heating fuel procurement at the residence at the rate of year-round occupancy consumption before May 21, 1964.
11. Receipts for service, maintenance or deliveries to the residence on a year-round basis before May 21, 1964.
12. Proof of installation of year-round living appliances or furnishings at the dwelling before May 21, 1964.
13. Proof of winterized construction of the dwelling before May 21, 1964.

14. Personal mail received at this address throughout the year and/or postal records indicating delivery to the address on a year-round basis before May 21, 1964.
15. Other documents attesting to legal year-round occupancy at the dwelling address before May 21, 1964 such as a driver's license, dog license, bank statements, legal documents, church records, birth records/notices, obituaries, etc.
16. Affidavits from individuals attesting to knowledge that the dwelling was occupied year-round before May 21, 1964.
17. Photographs illustrating year-round occupancy of the dwelling before May 21, 1964.
18. Convincing testimony from relatives, friends, neighbors, or officials attesting to year-round use of the dwelling, such as family events, parties, social gatherings, business meetings, etc.
19. Any other means to determine that the dwelling was lived-in year-round before May 21, 1964.

**TOWN OF NORTH STONINGTON
PLANNING, DEVELOPMENT & ZONING OFFICIAL
MONTHLY ACTIVITY REPORT
February 2021**

SITE VISITS/ INSPECTIONS:

02/04/2021 Site Inspection 72G & 72E Stillman Rd.(W/ WEO, B.O., Troopers, & Assessor)
 02/04/2021 SFR Review Site Visit – 22 Mountain Ave.
 02/04/2021 DB Re-inspection 16 Legend Wood Rd.
 Ongoing drive-by monitoring – 366 Pendleton Hill and 122 Mystic Rd.
 02/18/2021 SFR Review Site Visit: 42 Overlook Dr.
 02/19/2021 Billings Lake Inspection – for seasonal use compliance (w/ W. Berardi)
 20/20/2021 Site inspection – 75 Frontage (W/ Fire Marshal & B.O.)
 02/25/2021 As-Built Inspection – 124 Boom Bridge Rd.

ENFORCEMENT ACTIONS:

2/16/2021	C&D	16 Legend Wood Rd	Unpermitted Activity & Structures
2/22/2021	NOV	72E Stillman Rd.	Unpermitted structure- building w/o permit

- R. White: Restoration Plan time for completion expires in October: Met with Attorneys to discuss next step.
- 272 Pendleton Hill: M. Colechia: Atty. Avena to contact Colechia's Attorney: No update. Courts not scheduling hearings.
- 122 Mystic Rd. – No Response to 2 NOV's – Multiple complaints. Site seems less active- will monitor.
- 35 Wintechog: Metcalf – Court "appearance" scheduled for 1/21/21 – Cancelled
- 366 Pendleton Hill: Spoke w/E. Learned. Dumpster on property. Little improvement
- 16 Ledgen Wood: No update. Sent C&D
- 32 Kingswood – Chattem – Referred back to the Attorney for violation of Stipulated agreement

ADMINISTRATIVE APPLICATION and SITE PLAN REVIEWS:

DATE R'VD	PERMIT #	ADDRESS	TYPE	DETAIL
02/02/2021	21-009	18 Lakeside Dr.	ADD	
02/02/2021	21-010	42 Overlook East	SFR	
02/09/2021	21-011	24 Island Rd.	WET	
02/09/2021	21-012	64 Reutemann Rd.	ADD	Addition and ACC APT
02/10/2021	21-013	166 Babcock Rd	ADD	
02/12/2021	21-014	529 Pendleton Hill Rd.	ACC	
02/18/2021	21-015	Off Clarks Falls	TA	Luxury RV Park in HC Zone
02/18/2021	21-016	237 Tom Wheeler	ACC	Barn
02/25/2021	21-017	Providence NL Tpke.	AG/ACC	Farm Stand

ZONING BOARD OF APPEALS:

ZBA Application #21-001 (Variance) For a matter involving property owned by Watch Hill Builders, LLC, 183 Quarry Rd. Milford, CT 06460, located on the westerly side of Jeremy HI Rd. approximately 500 feet, northerly from the intersection of the North Stonington Town Line in an R60 Zone. Tax Map #115, Lot #4798. Applicant is requesting a variance of Section 402.2 (Minimum Buildable Area Requirements) and Section 402.3 (Shape & Location), to subdivide the property into one fully conforming lot & one building lot containing 10.6 acres which requires relief from the minimum buildable area requirements due to the proliferation of wetlands on the property

CERTIFICATE OF ZONING COMPLIANCE:

2/25/2021 ZCP 124 Boom Bridge Rd. SFR#19-071

MEETINGS/MISCELLANEOUS

Weekly Meetings w/ Mike Uργο to check in (Mon & Wed)

02/02/2021 EDC Meeting

02/03/2021 Water resources Presentation – K. Labbe, B. Boissevain, M. Uργο, and B. Beauregard

02/03/2021 Leadership meeting w/ M. Uργο & C. Dias

02/03/2021 BOS/BOF Budget Presentation

02/04/2021 PZC Meeting – **CANCELLED**

02/08/2021 Meeting w/ Atty Avena & M. Uργο re: Pending legal matters

02/09/2021 seCTer EDC Meeting

02/09/2021 BOS meeting (Gallup House)

02/10/2021 Leadership meeting w/ M. Uργο, and C. Dias

02/10/2021 IWWC Meeting

02/11/2021 PZC Meeting – **CANCELLED**

02/15/2021 HFC Meeting - **CANCELLED**

02/16/2021 EDC Meeting

02/17/2021 AdvanceCT Partners Meeting

02/17/2021 Leadership meeting w/ M. Uργο, and C. Dias

02/18/2021 Grants Follow-up Meeting w/ C. Russell, M. Uργο, and C. Dias

02/22/2021 Meeting w/ Sheri Cote – seCTer

02/22/2021 Interview with M. Smith re Affordable Housing (Scout project)

02/24/2021 Leadership meeting w/ M. Uργο, and C. Dias

02/24/2021 NSAH Meeting - **CANCELLED**

02/25/2021 CC Meeting

02/25/2021 WPCA Meeting - **CANCELLED**

02/26/2021 Tin Peddler Ribbon Cutting

Other:

See Current Projects Q1 YTD

VACATION CABIN

DESIGNED FOR
WOMAN'S DAY MAGAZINE
AND
SIMPSON TIMBER COMPANY

BY HERMAN H. YORK, A.I.A., ARCHITECT



WOMAN'S DAY
A Fawcett Publication
Fawcett Building
Department MOS
Greenwich, Conn.

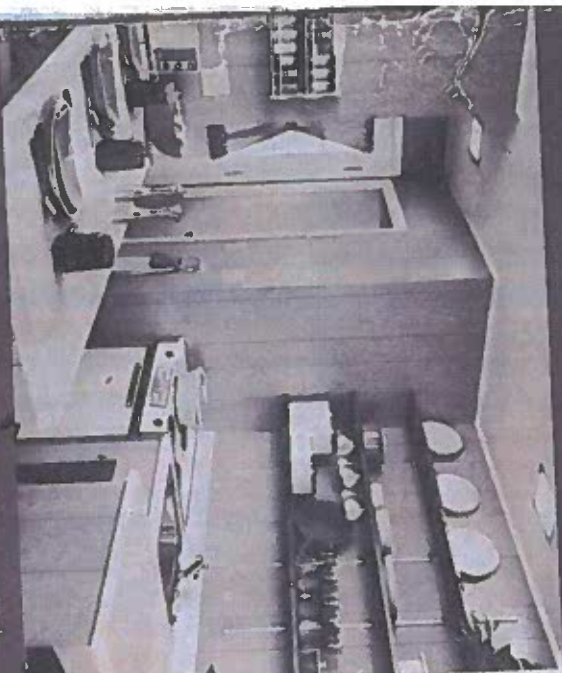
GCH 682
OSCAR F MURPHY
820 VAUXHALL ST EXT
WATERFORD CONN/RT 1

DESTROY THESE ARE VALUABLE VACATION HOME PLANS.





This attractive living room is paneled with $\frac{5}{8}$ " thick Easy Wall — a hard surfaced prefinished paneling with an insulation board backing. It has the luxurious look of hand-rubbed wood and is easy to install and maintain.



Kitchen is designed for easy maintenance and streamlined to save steps. Easy Wall paneling, counter tops and vinyl flooring can be wiped clean in an instant. Even acoustical ceiling tile has washable finish.

YOUR HOME AWAY FROM HOME

You Can Build This 2-Bedroom Vacation Cabin Yourself

Here is an easy-to-build vacation house where you can relax and have fun. It was designed by architect Herman H. York, A.I.A., for WOMAN'S DAY and constructed of modern Simpson Timber Company building materials that are handsome to look at, easy to care for and ruggedly resistant to weather. With the addition of a hot-air furnace, the house could be lived in all year round. Materials make construction simple and an amateur handyman should be able to build this vacation house with only limited professional help. Total cost of materials, except for plumbing, wiring, bath and kitchen equipment, comes to less than \$5,000.

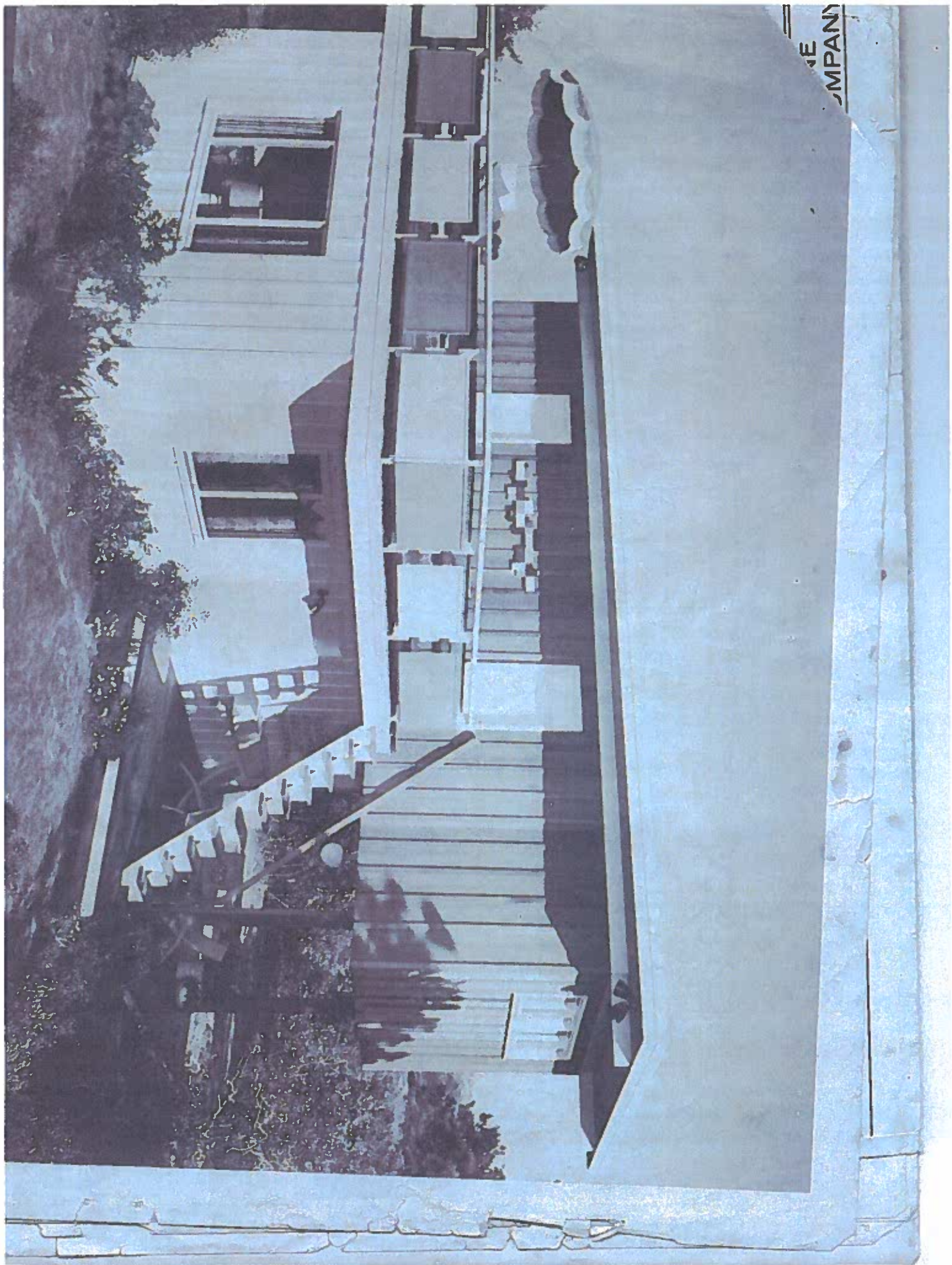


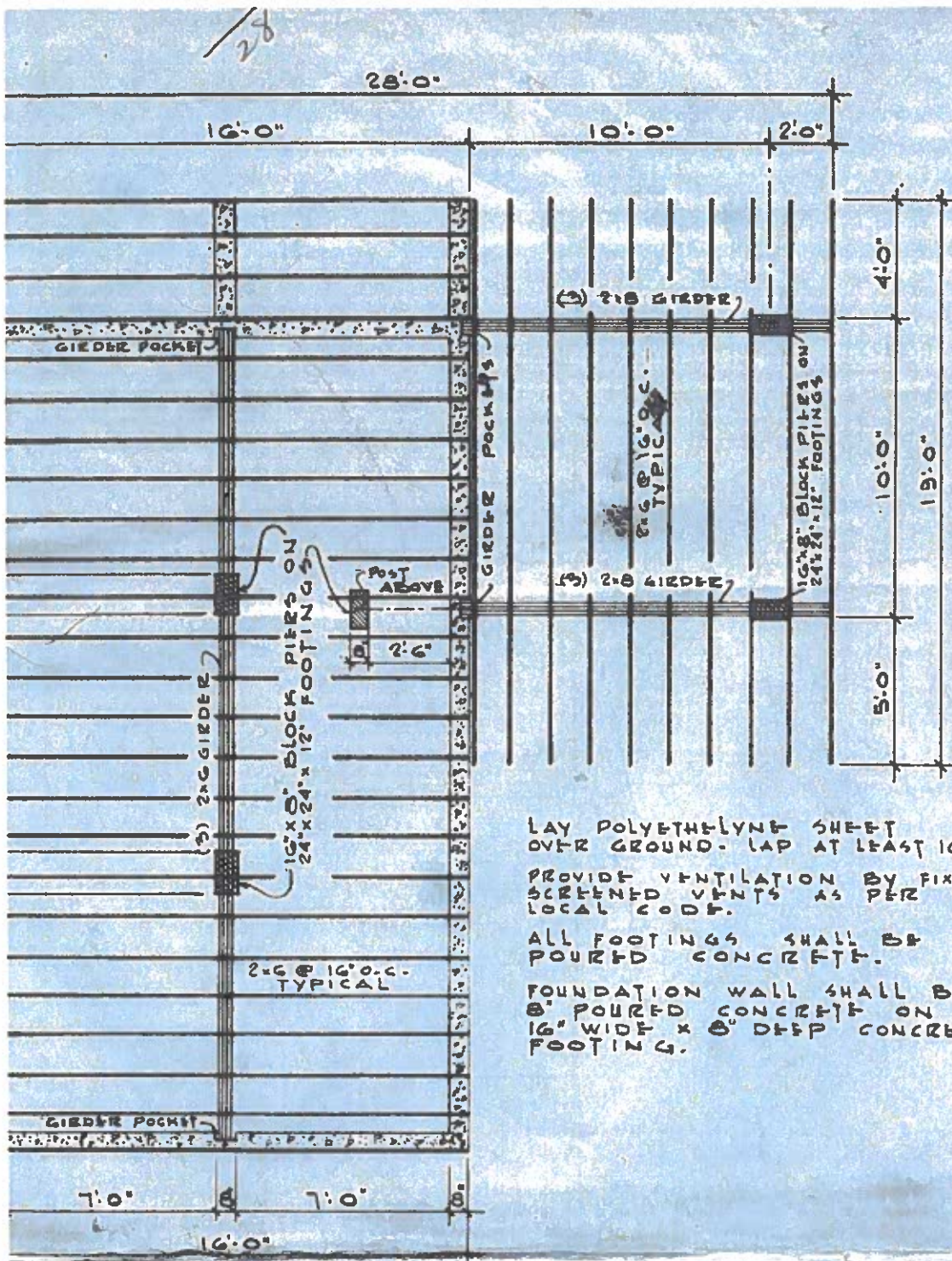
Both bedrooms open on to this 17' x 24' redwood deck. Simpson certified kiln-dried California redwood, used for the deck, rails and benches, will last years longer than any other wood and adds beauty to outdoor living.



Both bedrooms feature sound-conditioned privacy. Forestone Driftwood acoustical ceiling tile is easy to install, provides additional insulation, and absorbs up to 70 per cent of the sound striking it. Door leading to redwood deck is extra rugged Simpson warp-proof flush door.

COMPANY





MATERIAL

USE

WALL FRAMING

STUDS

Simpson Standard Grade Dou

BRACING

Simpson Standard Grade Dou

PLATES

Simpson Standard Grade Dou

HEADERS

Simpson Construction Grade Douglas Fir

POSTS

Simpson Select Structural Douglas Fir

Simpson Construction Grade Douglas Fir

ROOF DECKING

Simpson Acoustical-Insulating Roof Deck

Select Finish as D Simpson Ext. Grade Plywood S

ROOFING AND SHEET METAL

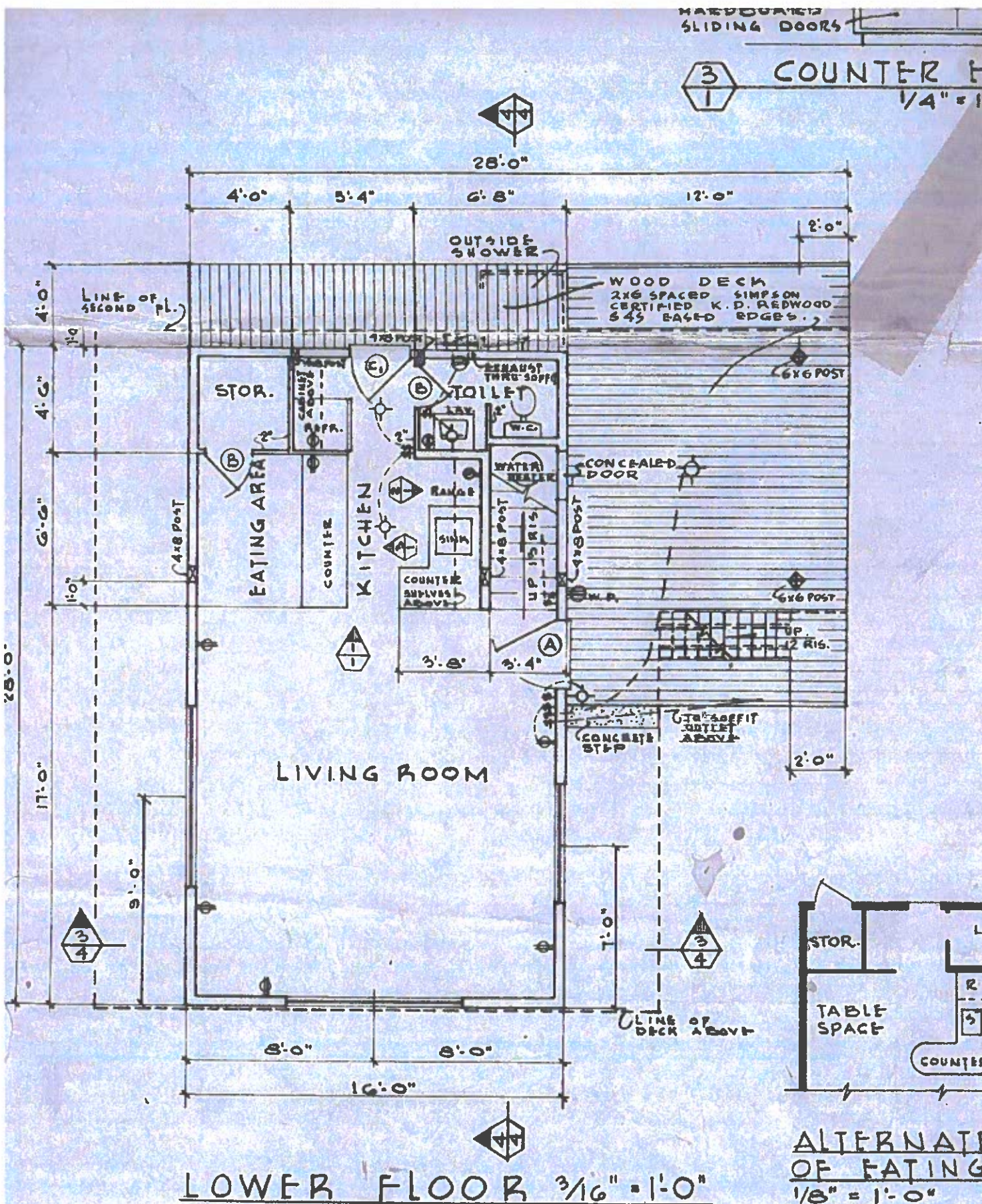
Three-Ply Built-Up Roofing
Metal Edge Flashing
Metal Gravel Stop

OWER FLOOR FRAMING
FOUNDATION PLAN 3/16" - 1'-0"

HARDWOOD
SLIDING DOORS



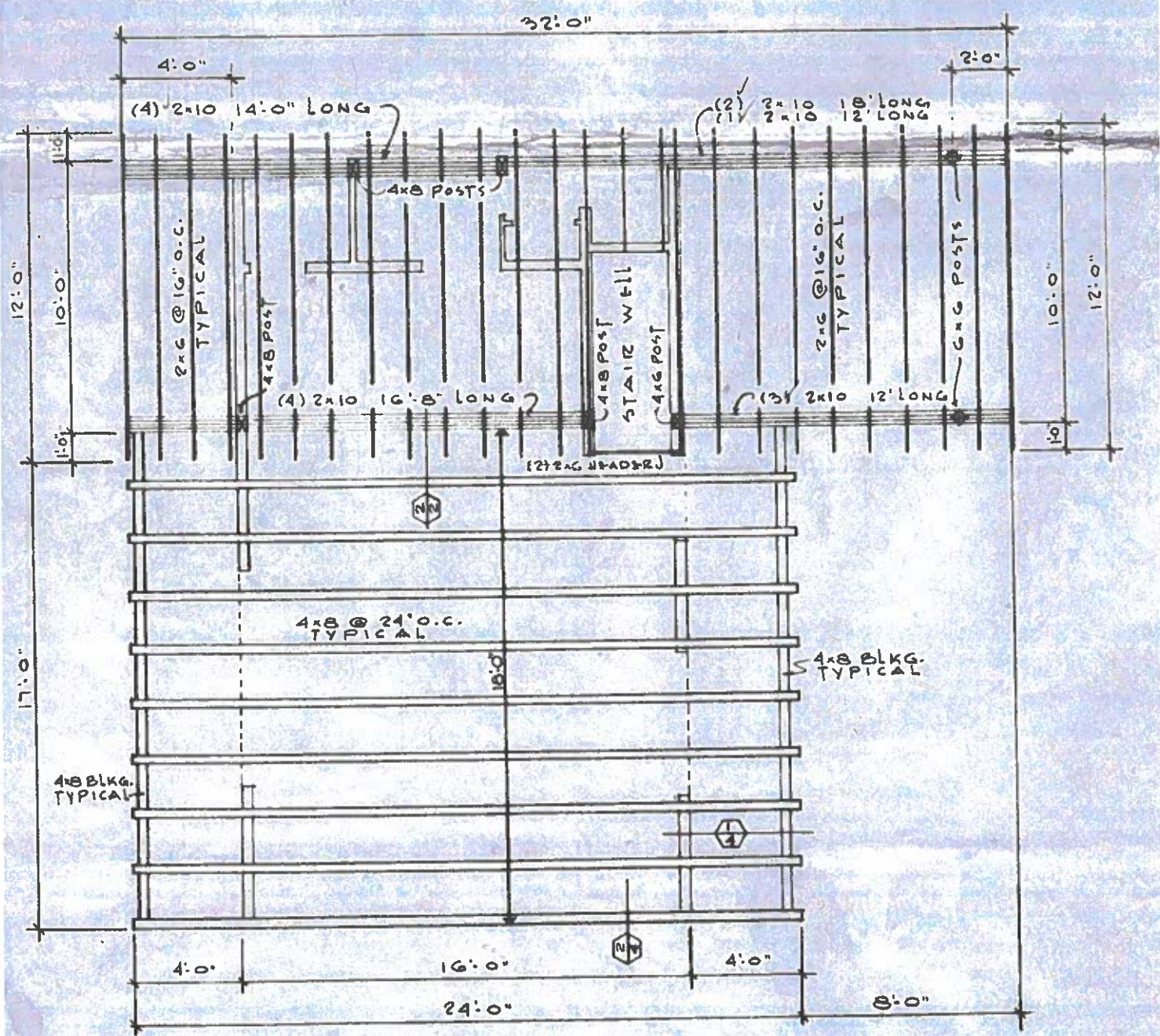
COUNTER 1
1/4" = 1'



VACATION CABIN

for WOMAN'S DAY MA
and SIMPSON TIMBER

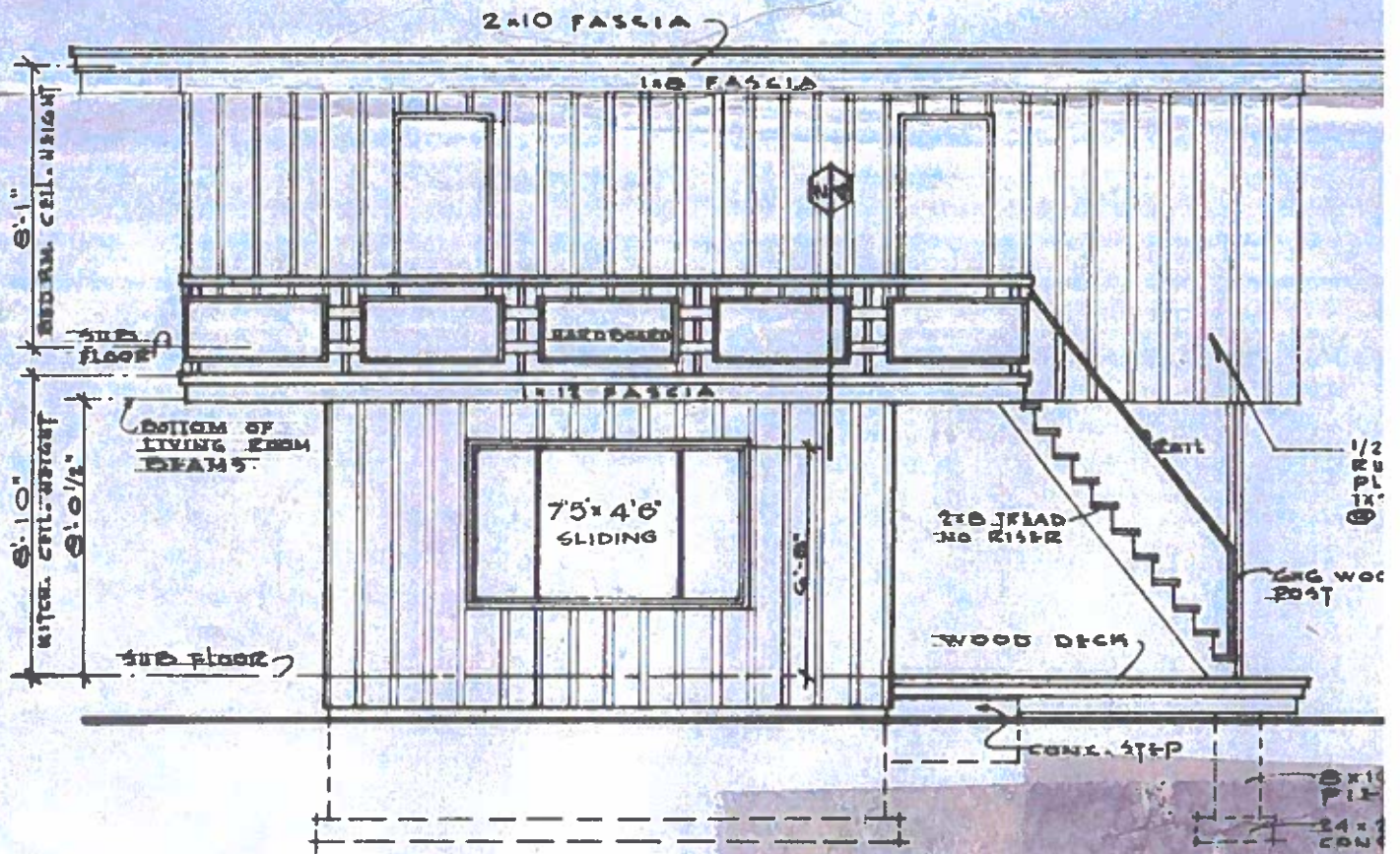
2/ 3/4" = 1'-0" 3/4" = 1'-0" A1 DECK



UPPER FLOOR FRAMING PLAN 3/16" = 1'-0"

VACATION CABIN

for WOMAN'S DAY MAGA
and SIMPSON TIMBER C



LEFT SIDE ELEVATION $\frac{3}{16}" = 1'-0"$

VACATION CABIN

for WOMAN'S DAY MA
and SIMPSON TIMBER



Town of North Stonington
Planning and Zoning Commission

Application for Commission Approval

Application Number:	<u>21-015</u>	Receipt Date:	<u>2/18/21</u>	Fee:	<u>\$410.00</u>	#1394		
<input type="checkbox"/> SPL	<input type="checkbox"/> SPP	<input type="checkbox"/> MP	<input checked="" type="checkbox"/> TX/MP AM	<input type="checkbox"/> ZC	<input type="checkbox"/> CU	<input type="checkbox"/> EXP	<input type="checkbox"/> MOD SPL	<input type="checkbox"/> MOD SPP

Applicant Information:

Name: North Stonington Business Park, LLC
Mailing Address: c/o Salvatore E. Cherenzia, IV
99 Mechanic Street, Pawcatuck, CT 06379

Contact Info: Phone: 860-629-6500 E-mail: sam4@cherenzia.com

Owner of Record:

Name: SAME
Mailing Address:

Phone: _____ E-mail: _____

Contact Info: _____

TOWN CLERK'S OFFICE
NORTH STONINGTON CT

2021 FEB 22 A 11:46

RECEIVED

Property Location: Clarks Falls Road, North Stonington, CT and High Street, Hopkinton, RI

Assessor Parcel Information:

Map:

112

Lot:

5599

Zoning District of Property:

HC

R40 - R60 - R80 - C - HC - I - ED - RC

Restrictive

Overlay Area:

N/A - VPO - WSPO - SUO - APOA

(See Chapter 7)

Specific Use as Listed under Specific Zoning District in Regulations:

Detail of Use Requested: Applicant/Owner seeks a text amendment to allow, by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor and Recreational Vehicle Park, Luxury by amendments attached.

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

2/15/21
Date

[Signature] Manager
Signature (Applicant)

2/15/21
Date

[Signature] Manager
Signature (Property Owner of Record)

ZONING PERMIT (FOR OFFICE USE ONLY)

Site Plan Application # _____ is hereby certified to () comply () not comply with the Town of North Stonington Zoning regulations.

Date _____

Signature (Zoning Enforcement Officer) _____

Conditions: _____

Site Plan Modification

Proposed modifications to approved site plans shall be submitted to the Zoning Enforcement Officer for review and such proposed modifications may be:

- a. approved by the Zoning Enforcement Officer if minor in nature; or
- b. submitted to the Commission for additional review if they propose major changes (i.e., additional building floor area, alteration of building location, access, drainage infrastructure, parking etc.)

Expiration

Any Site Plan application under which no work is commenced (a structural portion of a building has not been erected) within twelve (12) months from the date of approval, shall expire unless the Commission shall provide for a longer time period not to exceed twenty-four (24) months from the date of approval.

All work in connection with a site plan shall be completed within five (5) years after the date of approval of the plan and failure to complete all work within such five-year period shall result in automatic expiration of the approval of such site plan unless the Commission shall have granted an extension of the time to complete work in connection with such site plan.

The Commission may grant one (1) or more extensions of the time to complete all or part of the work in connection with the site plan provided the total extension or extensions shall not exceed ten (10) years from the date of approval of such site plan

Certificate of Zoning Compliance (As-built)

No building, structure, land or premises shall be occupied for use or converted to a new use until a certificate of zoning compliance has been issued by the Zoning Enforcement Officer or his designee. An application for a Certificate of Zoning Compliance shall be accompanied by plans and/or other information that comply with the requirements set forth on the Certificate of Zoning Compliance Check Sheet.

Surety

Any required surety/bond shall not be released by the Commission until:

- a. the release has been requested, in writing, by the applicant;
- b. the Town Engineer has submitted a letter stating that all required improvements have been satisfactorily completed and that all conditions and requirements of the Commission's approval have been satisfied; and
- c. the applicant's engineer or surveyor has certified to the Commission, through submission of a set of detailed "Record" plans on mylar, that all improvements and other work are in accordance with submitted site plans.

Chapter 6—Commercial and Industrial Zoning Districts, Section 602.3 is amended to read as follows:

602.3 COMMERCIAL	C	HC	V C	ED	RC	I
*	*	*	*	*	*	*
Recreational Campground*(§1016)	-	<u>SPL</u>	-	-	-	SPL
Recreation Facility, Indoor* (§1017)	-	<u>SPP SPL</u>	-	SPP	SPP	SPP
Recreation Facility, Outdoor* (§1017)	-	<u>SPL</u>	-	-	SPP	-
Recreational Vehicle Park, Luxury* (§1018)	-	<u>SPL</u>	-	-	SPP	-

*

*

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Chapter 10—Supplemental Regulations, Section 1016.1B is amended to read as follows:

“B. Each recreational vehicle space shall be at least 1,000 square feet and the total number of spaces shall not exceed 15 per acre of campground. No campground shall be permitted on a site of less than 25 acres, and in the HC Zone a minimum of 50 acres is required for a Recreational Campground.”

Chapter 10—Supplemental Regulations, Section 1017 D is amended to read as follows:

“D. Minimum Lot size for an Indoor and/or Outdoor Recreational Facility shall be that of the underlying Zoning District except in the HC Zone where a minimum of 50 acres is required for an Outdoor Recreational Facility.”

Chapter 10—Supplemental Regulations, Section 1018 Recreational Vehicles Park Luxury (C) shall be added to read as follows:

“C. In the HC Zone, a minimum of 50 acres is required for a Luxury Recreational Vehicle Park.”

Applicant/Owner seeks a text amendment to allow, subject to Site Plan Approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor and Outdoor; and Recreation Vehicle Park, Luxury, provided that the minimum area for said uses in the Highway Commercial Zoning District shall be 50 acres.

Applicant/Owner is owner of property now identified as Map 112-5599 North Stonington, Connecticut comprised of 65.74 acres and an adjoining parcel described as Plat 4, Lot 3 Hopkinton, Rhode Island comprised of 4.41 acres. Both parcels being shown and delineated on a plan entitled "Existing Conditions Plan, Showing Property of Al-Jo Realty, Inc. High Street (Route 216, Plat 4/Lot 3 Hopkinton, RI, Map 305/Lot 8 – North Stonington, CT, Scale 1"=120', March 21, 2008, Cherenzia & Associates, Ltd."

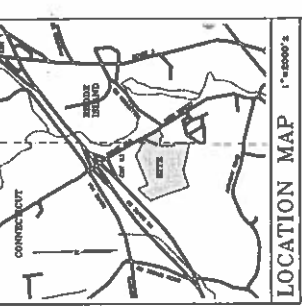
The property has a substantial border along I-95 in excess of 550 feet, and its entrance is less than ½ mile from both north and south exit and entrance ramps of I-95.

Applicant/Owner believes that the uses requested are appropriate given the location and size of its parcel. In making the request the Applicant/Owner is cognizant that such uses could be less appropriate on a substantially smaller property without the ability to provide buffers to neighboring property, if necessary.

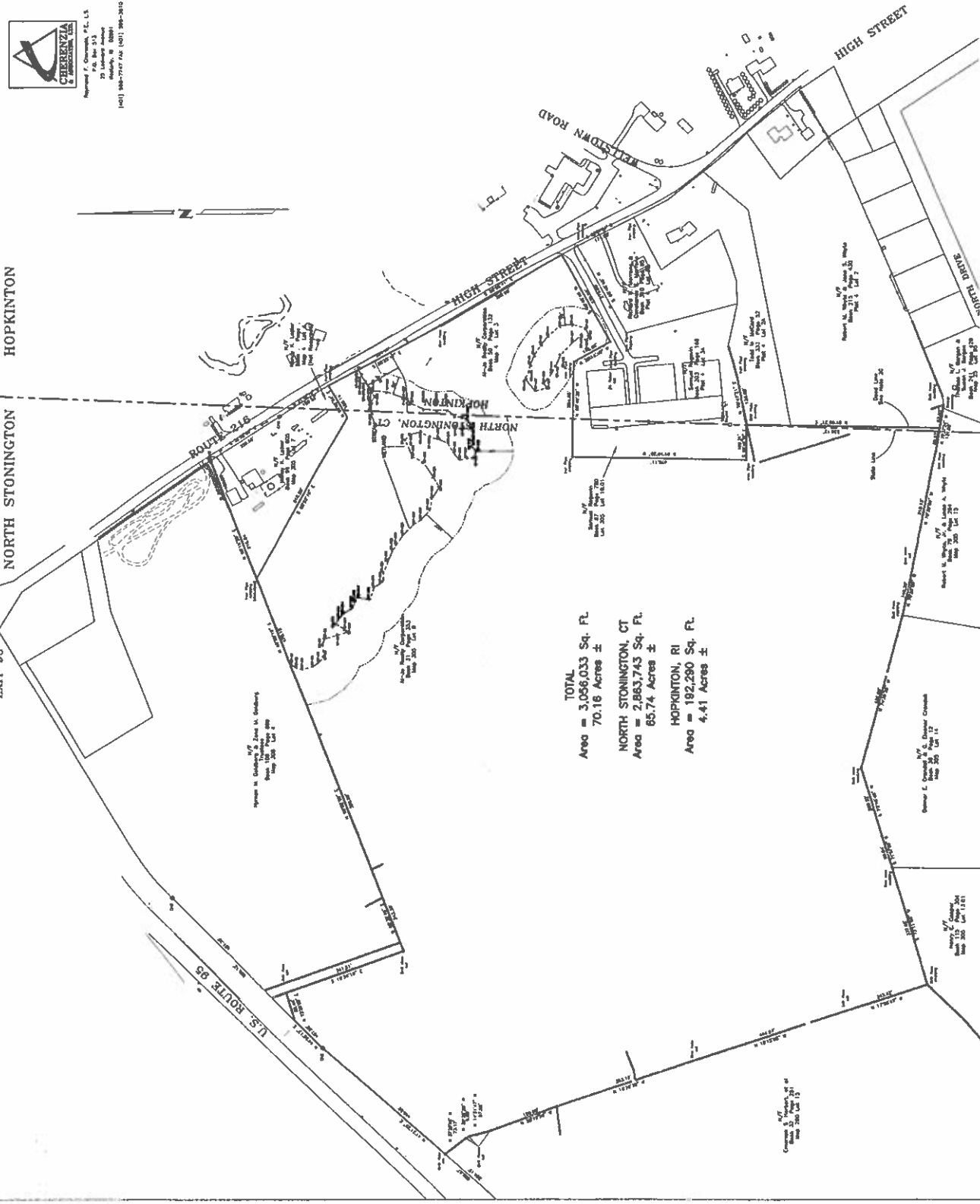
For this reason, Applicant/Owner proposes the additional uses be permitted in the Highway Commercial Zoning District provided a minimum lot size of 50 acres is required for these uses.



EXIT 93 NORTH STONINGTON HOPKINTON



LOCATION MAP 1"=50000'



TOTAL
Area = 3,056,033 Sq. Ft.
70.16 Acres ±
NORTH STONINGTON, CT
Area = 2,863,743 Sq. Ft.
65.74 Acres ±
HOPKINTON, RI
Area = 192,290 Sq. Ft.
4.41 Acres ±

EXISTING CONDITIONS PLAN
SHOWING PROPERTY OF
AL-JO REALTY, INC.
HIGH STREET
(ROUTE 218)
PLAT 4/LOT 3 - HOPKINTON, RI
MAP 305/LOT 8 - NORTH STONINGTON, CT
SCALE: 1" = 120'
DRAWN BY: TFS
MARCH 21, 2008 CHECK BY: TIL
CHERENZIA & ASSOCIATES, LTD.
WESTBURY, RHODE ISLAND
SHEET 1 OF 1
JOB NO. 00106
FILE NO.

