

Town of

North Stonington, CT_{2021 MAR 29 P 12: 25}

PLANNING & ZONING COMMISSION

TOWN GLERKS OFFICE NORTHISTONING TON CT

THURSDAY, APRIL 1, 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: 828 6073 5040. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

AGENDA

- 1. CALL MEETING TO ORDER:
- 2. ROLL CALL:
- 3. ADDITIONS TO THE AGENDA:
- 4. PUBLIC COMMENT:
- 5. PUBLIC HEARINGS:

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. (PH scheduled to open on 04/01/21; Commission received on 03/04/21 & Commission must act on or by 05/05/21)

6. PENDING 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.

7. PLANNING ISSUES & DISCUSSION:

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

- a. ZEO Activity Report/March
- 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.

9. **NEW APPLICATIONS**:

SPL #21-028 (Site-Plan) Application of Ms Beer Haven LLC, c/o Philipp Baumann, 622 Pendleton Hill Rd., N. Stonington, CT 06359 for site-plan approval for a proposed Farm Nano-Brewery Use to be located & operated within an existing Barn/Out-Bldg. on existing farm for Commercial Beer Sales only. No on-site consumption of beer proposed, on property located at 622 Pendleton HI Rd in an R80 Zone. Tax Map #72, Lot #6436

- 10. OLD BUSINESS:
- 11. NEW BUSINESS:
- 12. **REVIEW MINUTES**: Review minutes of Regular Meeting of 03/11/21
- 13. ADJOURNMENT:

Louis E. Steinbrecher, Chairman



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

RECEIVED

2021 MAR 17 P 1: 26

TOWN CLEAKS OFFICE NORTH STONINGTON CT

REGULAR MEETING

THURSDAY, MARCH 11, 2021 - 7:00pm

VIA ZOOM

DRAFT MINUTES

1. <u>CALL MEETING TO ORDER</u>: Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 11, 2021 at 7:03 p.m.

<u>COMMISSIONERS PRESENT</u>: Louis Steinbrecher, Chairman, Wayne Wilkinson, Pat Lewis, Mark Leonard, Ed Learned and Robert Kappes (Alternate)

COMMISSIONERS ABSENT: Jennifer Pensa (Alternate)

STAFF PRESENT: Planning, Development & Zoning Official Juliet Hodge, Administrative Assistant Cheryl Konsavitch and Town Attorney, Robert Avena

- 2. ADDITIONS TO THE AGENDA: None
- 3. **PUBLIC COMMENT**: None
- 4. <u>SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES</u>:

Note Pending: <u>PETITION NO. 1443</u> - 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.

Attorney's Kenneth Baldwin & Jon Schaefer of Robinson & Cole were present along with Peter Candelaria, Morgan Day, and Ali Weaver of Silicon Ranch.

A. Weaver went over the project details and the lay out of the solar panels along with the benefits of the solar project stating there would be 60-70 employees on site and they would hire locally. Other members of the team also spoke during the presentation.

K. Baldwin stated this project falls under the Siting Council's jurisdiction and a Public Hearing is not required.

The Commission asked questions pertaining to the cutting of trees, and the location of the panels, preferably in an area that is already cleared such as the gravel pit.

R. Avena went over the legal guidelines for the Commission and public.

Chairman Steinbrecher asked if anyone from the public had any questions or comments. The following people spoke:

Mike Urgo, 1st Selectman, Henry & Catherine Maxwell, Carolyn Howell, Ryan Mason, Madeline Jeffery, Shawn Murphy, Mark Grigg, Gary Annino, Barbara Campagna, and Kerri Perez.

Some members of the public asked if a site-walk was possible and Atty. Baldwin stated he would arrange look into arranging one.

5. ELECTION OF OFFICERS:

MOTION by M. Leonard, SECOND by P. Lewis to allow alternates to vote in the Election of Officers. MOTION CARRIED UNANIMOUSLY

MOTION by W. Wilkinson, SECOND by R. Kappes to nominate Lou Steinbrecher for Chairman. MOTION CARRIED UNANIMOUSLY

Lou Steinbrecher is Chairman

MOTION by R. Kappes, SECOND by M. Leonard to nominate Wayne Wilkinson for Vice-Chairman. MOTION CARRIED UNANIMOUSLY

Wayne Wilkinson is Vice-Chairman

MOTION by M. Leonard, SECOND by R. Kappes to nominate Pat Lewis for Secretary. MOTION CARRIED UNANIMOUSLY

Pat Lewis is Secretary

6. PLANNING ISSUES & DISCUSSION:

7. PUBLIC HEARINGS:

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. (NO ACTION NEEDED; PH Scheduled for 04/01/21; Commission received on 03/04/21 & PH must close on or by 05/05/21)

- 8. **NEW APPLICATIONS**: None
- 9. OLD BUSINESS: None
- 10. NEW BUSINESS:

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 03/04/21. The minutes of 03/04/21 were accepted as submitted.

12. ADJOURNMENT:

MOTION by R. Kappes, SECOND by W. Wilkinson to adjourn the meeting at 9:38 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant

Just Conservable

Land Use Office



Town of North Stonington Planning and Zoning Commission

Application for Commission Approval

29C28u4 C				7.
Application Number:	2/-015 Receipt I	Date:	18 21 CL F	ee: \$410 = #139
SPL SPP N	MP (TX/MP AM) ZC	CU	EXP MOD SI	PL MOD SPP
Applicant Informa Name: Mailing Address:	North Stonington Busine c/o Salvatore E. Cherenzia 99 Mechanic Street, Pawo	a, IV	379	
Contact Info: Owner of Record: Name: Mailing Address:	Phone: 860-629-6500 SAME	E-mail: sam4	@cherenzia.com	
Contact Info:	Phone:	E-mail:	_	
Property Location Assessor Parcel In	n: <u>Clarks Falls Road, Nort</u> nformation:	<u> </u>	CT and High Stre	
Zoning District of Property: R40 - R60 - R80 - C - HC - I - I	HC ED- RC	Ove:	trictive rlay Area: vPO - wSPO - SUO - APO	Α
Specific Use as Li District in Regula	sted under Specific Zoni tions:	•	e Chapter 7)	
	quested: Applicant/Owner Ighway Commercial Zoning Teation Facility Indoor & Or ached.			
	erty owner above are applying for of the Town of North Stonington.	a Site Plan Appro	oval as specified abov	e and in accordance with
2/15/21 Date	Signature ((Applicant)	To Ma	mager
$\frac{2/\sqrt{5}/21}{\text{Date}}$	Signature (Property Own	er of Record	2 Manager

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

602.3 COMMERCIAL	С	НС	V C	ED	RC	1
**	*	*	*	*	*	*
Recreational Campground*(§1016)	-	SPL	1-1	-	-	SPL
Recreation Facility, Indoor* (§1017)	-	SPP SPL	-	SPP	SPP	SPP
Recreation Facility, Outdoor* (§1017)	-	SPL	-	-	SPP	-
Recreational Vehicle Park, Luxury* (§1018)	-	SPL	-	_	SPP	-

* * * * *

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".

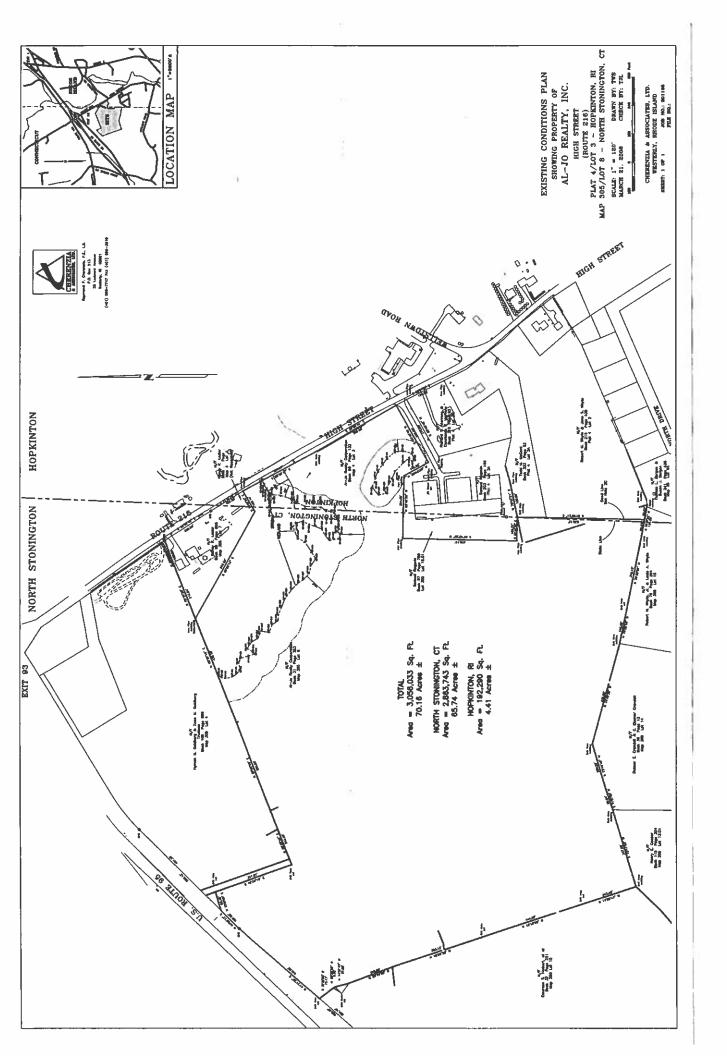
Applicant/Owner seeks a text amendment to allow, subject to Site Plan Approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor and Outdoor; and Recreation Vehicle Park, Luxury, provided that the minimum area for said uses in the Highway Commercial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





Town of North Stonington Planning and Zoning Commission

Application for Commission Approval

Application Number: 21 - 028 Receipt Date: 3102 Fee: 310
SPL SPP MP TX/MP AM ZC CU EXP MOD SPL MOD SPP
Applicant Information: Ms Beer Haven LLC - attn: Mr. Philipp Baumann Name:
Mailing Address: 622 Pendleton Hill Road; North Stonington CT 06359
Contact Info: Phone: 860-501-6637 E-mail: pbaumannir@comcast.net Owner of Record: Name: Philipp H. & Kimberly A. Baumann
Mailing Address: 622 Pendleton Hill Road; North Stonington, CT 06359
maining Address.
Contact Info: Phone: 860-501-6637 E-mail: _pbaumannjr@comcast.net
Property Location:622 Pendleton Hill Road; Stonington, CT 06359
Assessor Parcel Information: Map: 72 Lot: 6436
Zoning District R-80 Restrictive N/A
of Property: Overlay Area:
R40 - R60 - R80 - C - HC - I - ED- RC N/A - VPO - WSPO - SUO - APOA
(See Chapter 7)
Specific Use as Listed under Specific Zoning District in Regulations: ZR 10001.3.D - Farm Nano-Brewery
Detail of Use Requested: Proposed Farm Nano-Brewery Use to be located and operated within
existing Barn/Out-Bldg on existing farm. Proposed on-site beer brewing volume = 50 gal/week.
Hops used for brewing are grown on-site. Commercial Beer Sales only. No on-site commercial
consumption of beer proposed. No on-site food prep/sales is proposed. No restroom within the
barn. Wastewater discharge to be directed to new on-site holding tank (to be permitted by
CTDEEP) and pumped on bi-monthly schedule. Water supply to be from a new on-site
The light with the disperse to the 1900 be a Weappilying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.
3-26-21
Date Signature (Applicant)
3.26.21
Date Signature (Property Owner of Record)

ZONING PERMIT (FOR OFFICE USE ONLY)

	ion# - is hereby certified to () comply () not comp forth Stonington Zoning regulations.
Date	Signature (Zoning Enforcement Officer)
Conditions:	
200 - 100 -	
AN YEAR OLD THE	

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.

Property Location: 622 PENDLETON HL		Account # M4090500	MAP ID: 72/ / 6436/ / BI	6// Bldg#: 1 of 1	Bldg Name: Sec #: 1 of	1 Card 1 of	State U	State Use: 1010 Print Date: 03/10/2021 09:10	
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NORTH STONINGTON, CT. 06359		SUPPLE	SUPPLEMENTAL DATA	SPI 15	RES OUTBL FARM LAND				1
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DECK WOOD	R, MUSE	0	11		707	

Re: 622 Pendleton Hill rd, North Stonington

To ms.bee.haven@comcast.net <ms.bee.haven@comcast.net> Copy Jr Phil Baumann Jr Phil Baumann

Good Morning,

This project will not fall under a B100a review provided you are not adding any bathrooms or a tasting room. I'm attaching the public water screening form just in case you fall under the regulations for a public drinking well. I would also suggest you contact Department of Consumer Protection as water is used for the consumption of a product (beer), and I'm unsure of their requirements. I will get you our regional contact information for you later today. I'm in the field this morning and working from home this afternoon my cell is 860-214-0776 if you have any questions.

Regards, Cheryl Haase Environmental Technician Ledge Light Health District 216 Broad Street, New London Office: (860) 448-4882 ext. 1313

Direct: (860) 910-0399 Fax: (860) 448-4885



From: ms.bee.haven@comcast.net <ms.bee.haven@comcast.net>

Sent: Wednesday, March 10, 2021 4:09 PM

To: Cheryl Haase < chaase@llhd.org>

Cc: Phil Baumann, Jr pbaumannjr@comcast.net
Subject: Re: 622 Pendleton Hill rd, North Stonington

Cheryl,

Thanks for getting back to me today.

Attached is the plot plan that my engineer put together.

Thanks again,

Philipp H. Baumann, Jr. 860-501-6637

Re: Well instalations

Good Morning Naomi,

Thank you for the information - I wasn't sure if DCP required anything from breweries, now I know.



Regards,
Cheryl Haase
Environmental Technician
Ledge Light Health District
216 Broad Street, New London
Office: (860) 448-4882 ext. 1313

Direct: (860) 910-0399



From: Siravo, Naomi < Naomi.Siravo@ct.gov>

Sent: Friday, March 19, 2021 8:48 AM To: Cheryl Haase < chaase@llhd.org>

Cc: Valden, Amanda < Amanda. Valden@ct.gov >; PHIL BAUMANN < pbaumannjr@comcast.net >

Subject: Well instalations

Hi Cheryl-

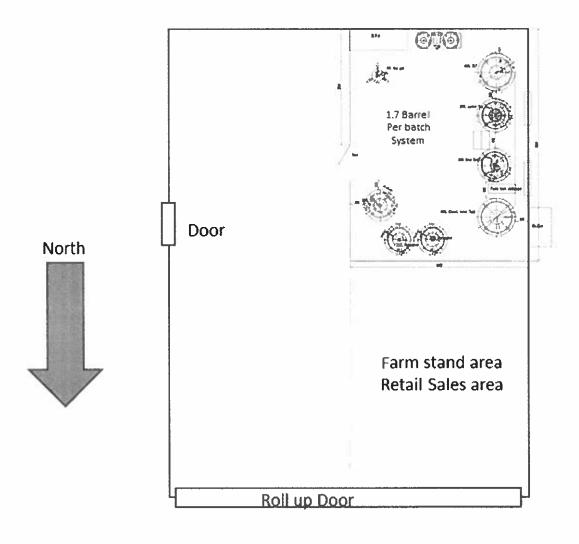
I was talking with my supervisor Ms. Amanda Valden about the well installation for Mr. Paul Baumann; our department does not deal with well installations and we do not get involved with breweries usually. I am not sure where to send Mr. Baumann for help in the matter, I tried to do some research for him but came to a dead end. Here is a link that Ms. Valden has sent me:

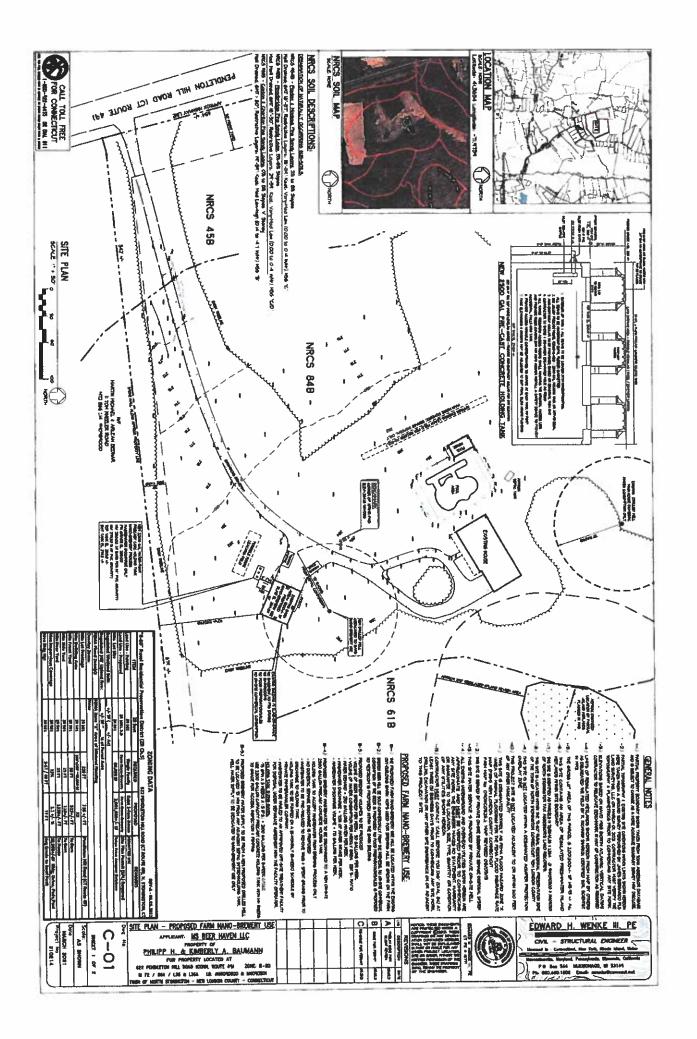
https://portal.ct.gov/DPH/Drinking-Water/DWS/Public-Water-System-Lists

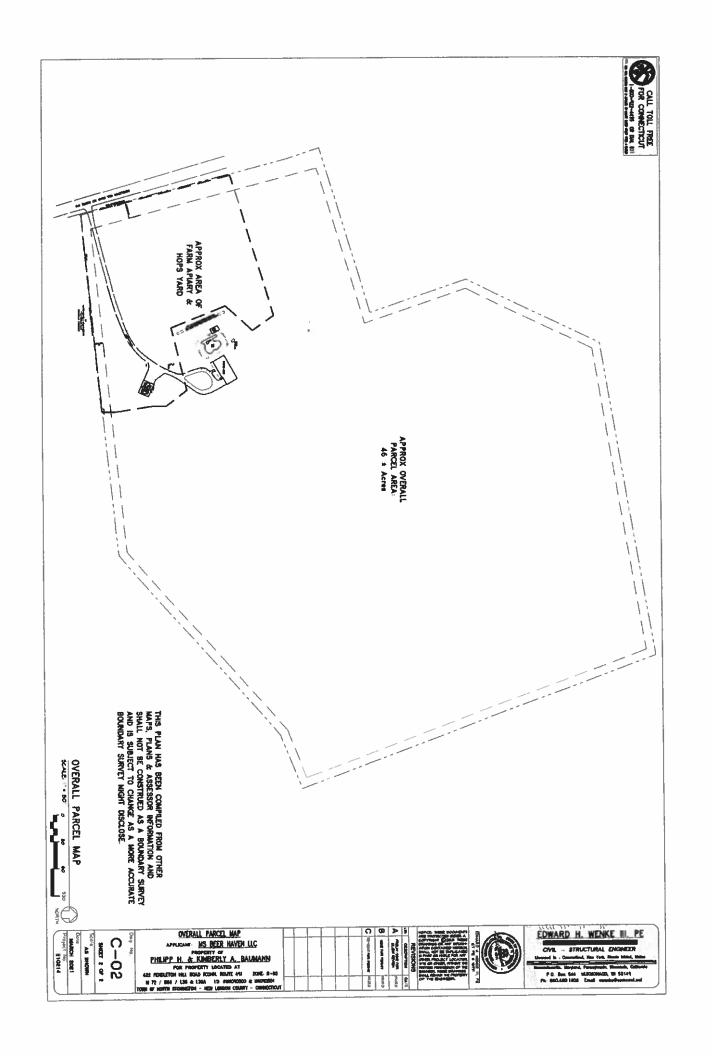
Best regards,
Naomi Siravo
STATE OF CT DEPT. OF CONSUMER PROTECTION
860-713-6184

Outlook-jmjzgydr.png (36 KB)

Baumann Barn Farm Nano-Brewery







WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That E. ORRIN MAINE, JR., of Nashua, New Hampshire and NANCIE M. GRAY of Ashaway, Hopkinton, Rhode Island, for consideration paid, grant to PHILIPP H. BAUMANN and KIMBERLY A. BAUMANN of 32 Mohegan Drive, Jewett City, Connecticut 06351, as Joint Tenants, with Right of Survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land, with the buildings and improvements thereon, situated on the easterly side of the Pendleton Hill Road, Route 49, in the Town of North Stonington, County of New London and State of Connecticut, bounded and described as follows:

NORTHERLY, by land now or formerly of Herbert and Mildred Tennant; EASTERLY, by land now or formerly of said Herbert and Mildred Tennant; SOUTHERLY, by land formerly of Susan K. Miner, formerly of Raymond Gould, and now of Walter E. and Marion E. Kuta; and WESTERLY, by the said Pendleton Hill Road, Route 49.

EXCEPTING THEREFROM that certain piece or parcel of land conveyed to LOUIS W. GINGERELLA and GERALDINE M. GINGERELLA by Quit-Claim Deed dated November 2, 1992 and recorded in volume 93, page 254 of the North Stonington Land Records.

The premises hereby conveyed is a portion of FIRST TRACT in deed of Kathryn B. Maine dated July 23, 1991 to E. Orrin Maine and Nancie M. Gray, Trustees under Trust Agreement between Kathryn B. Maine as grantor and E. Orrin Maine and Nancie M. Gray as Trustees, dated

"No Conveyance Tex collected

**Town Clerk of North Stonington"

"No State Conveyance Tax collected Milicias | Miliarum Town Clerk of North Stonington"

VOL.98 PAGE 345

 $\Im u \, ly$ 15, 1991 recorded in volume 87, page 528 of the North Stonington Land Evidence Records.

Reference is made to deed of E. Orrin Maine, Jr. and Nancie M. Gray as Trustees to E. Orrin Maine, Jr. and Nancie M. Gray dated November 3, 1992 and recorded in Volume 93 page 391 of the North Stonington Land Evidence Records.

The purpose of this deed is to correct a prior deed of record from the grantors to the grantees dated July 23, 1993 wherein the grantors were described as Trustees.

WITNESS our hands this 27

27 day of Cengart

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NAMED LINGS

Marci M. Hay

M. Jeans martley M. Hornes

STATE OF RHODE ISLAND COUNTY OF WASHINGTON

In Westerly on the day of August , 1993, before me personally appeared NANCIE M. GRAY, to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument, by her so executed, to be her free act and deed.

Notary Public

My Commission Expires:

WILLIAM B. THORNTON NOTARY PUBLIC My Commission Expired July 10, 1995 VOL.98 PAGE 346

STATE OF NEW HAMPSHIRE COUNTY OF \checkmark

In NAJAUA N. M. on the May of September 1993, before me personally appeared E. ORRIN MAINE, JR., to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him square executed, to be his free act and deed.

Notary Public
My Commission Expires:

RECEIVED OCTOBER 7 A.D. 1993 at 2:10 P.M. Recorded in NORTH STONINGTON LAND RECORDS Vol.98 Pages 344-346 Attest: Town Clerk