

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

*March 2021*

**SITE VISITS/ INSPECTIONS:**

Ongoing drive-by monitoring – 366 Pendleton Hill and 122 Mystic Rd.  
 03/03/2021 Hewitt Farm/Gallup House Walk-through  
 03/04/2021 SFR Review Site Visit – 42 Overlook West  
 03/22/2021 Meet w/ potential buyers – 43 Putker Rd.  
 03/23/2021 Site Walk – Solar Project site Prov. NL Tpke.  
 03/24/2021 Meeting at 116 Mystic Rd. re: 122 Mystic Rd. issue  
 03/25/2021 Site inspection – 72G Stillman – Ongoing Clean-up  
 03/25/2021 Site inspection w/ Atty. Avena and B.O. – 35 Wintechog Hill – Enforcement Issue  
 03/30/2021 Site Visit – 49 Legend Wood – re: proposed driveway per approved Subdivision  
 03/30/2021 DB re-inspection 16 Legend Wood – Unpermitted activity

**ENFORCEMENT ACTIONS:**

3/09/2021	NOV	27 Jeremy Hill Rd	Unpermitted Activity
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- R. White: Restoration Plan time for completion expires in October: Met with Attorneys to discuss next step.
- 272 Pendleton Hill: Atty. Avena to contact Colechia’s Attorney: No update. Courts not scheduling hearings.
- 122 Mystic Rd. – met with all parties to resolve matter – voluntary compliance - will continue to monitor.
- 35 Wintechog: Metcalf – Court “appearance” re-scheduled for 3/30/21 – Inspected 3/25
- 366 Pendleton Hill: Spoke w/E. Learned. Dumpster on property. Some improvement
- 16 Ledges Wood: Sent C&D – Spoke with owner about property consolidation. In the meantime, activity continues.
- Midnight Oil – need to get him in for a hearing!

**ADMINISTRATIVE APPLICATION and SITE PLAN REVIEWS:**

DATE R’VD	PERMIT #	ADDRESS	TYPE	DETAIL
03/01/2021	21-018	280A Pendleton Hill Rd.	ACC	Above Ground Pool
03/01/2021	21-019	33 N. Anguilla Rd	ACC	RV port on Concrete pad
03/09/2021	21-020	215 Northwest Corner Rd	SFR	3,216 sf SFR
03/10/2021	21-021	Pendleton Hill Rd	AG/ACC	Establish Ag use + Barn
03/12/2021	21-022	169 Anna Farm Rd. East	SFR	3,908 sf SFR
03/15/2021	21-023	148 Babcock Rd	ACC	3-car garage
03/16/2021	21-024	391 Norwich Westerly Rd	CUSR	Tea Garden – new owner
03/16/2021	21-025	391 Norwich Westerly Rd	ZP-SI	Sign
03/25/2021	21-026	108 Wyassup Lake Rd	SFR	1,120sf House – to replace cabin
03/26/2021	21-027	40 Anna Farms West	ACC	Relocate barn and build garage
03/26/2021	21-028	622 Pendleton Hill Rd	SPL	Nano brewery acc. to AG
03/29/2021	21-029	24 Pinecrest Rd.	ACC	Replace and enlarge deck

**TX AM #21-015 (Text Amendment)** Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 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.

**SPL #21-028 (Site-Plan)** Application of Ms. Beer Haven LLC, 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.

**ZONING BOARD OF APPEALS:**

**ZBA Application #21-001 (Variance)** For a matter involving property owned by Watch Hill Builders, LLC, Jeremy HI Rd. in an R60 Zone. Tax Map #115, Lot #4798. Applicant is requesting a variance of Section 402.2 (MBA Requirements) and Section 402.3 (Shape & Location), to subdivide the property into 2 lots- one of which requires relief due to the proliferation of wetlands on the property.

**CERTIFICATE OF ZONING COMPLIANCE:**

None

**MEETINGS/MISCELLANEOUS**

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

- 03/01/2021 Meeting with Lothrop Assoc. to review Conditions Report for Gallup House
- 03/01/2021 **HFC Meeting**
- 03/02/2021 Meeting with D. DelGrosso and M. Uργο re: use of TIFF and assessment issues
- 03/02/2021 **EDC Meeting**
- 03/03/2021 Leadership meeting w/ M. Uργο & C. Dias
- 03/03/2021 Meeting w/ B. Brown re: 21 Babcock Rd.
- 03/03/2021 Meeting w/ Wes and Kiya Lamphere re: yr. round use of seasonal properties
- 03/04/2021 **PZC Meeting**
- 03/09/2021 Meeting w/ D. Barrett & P. Gardner re: development in RC Zone
- 03/09/2021 Meeting w/ potential developers of a residential project in the EDD Zone
- 03/10/2021 Leadership meeting w/ M. Uργο, and C. Dias
- 03/10/2021 **IWWC Meeting**
- 03/11/2021 Meeting with K. Labbe and M. Uργο re: Water Utility Extension
- 03/11/2021 Grants Follow-up Meeting w/ C. Russell, M. Uργο, and C. Dias
- 03/11/2021 **PZC Meeting**
- 03/15/2021 Meeting w/ SCCOG and C. Russell re: village parking and C Zone landscaping project
- 03/16/2021 Meeting w/ D. DelGrosso and M. Uργο re: Reval issues
- 03/16/2021 **EDC Meeting -CANCELLED**
- 03/18/2021 Meeting w/ seCTer and C. Russell re: village parking and C Zone landscaping project
- 03/18/2021 Meeting w/ J. Davis (Chamber) and EDC Members re: Planning Business Event 4/26
- 03/22/2021 **HFC Meeting**
- 03/23/2021 Site Walk – Solar Project
- 03/23/2021 Union Meeting
- 03/23/2021 **BOS Meeting**
- 03/24/2021 Meeting w/ C. Adamow, B. Perry, J. Denison and B. Mastroianni re: enforcement issue
- 03/24/2021 Webinar – Striking the Right Balance (Land Use/Econ. Dev)
- 03/24/2021 Leadership meeting w/ M. Uργο, and C. Dias
- 03/25/2021 **CC Meeting**
- 03/25/2021 **WPCA Meeting**
- 03/30/2021 Meeting with Erin Fink, SHPO, C. Russell, N. Kincaid re: Gallup House HRF Grant
- 03/30/2021 **FY2022 Community Project Funding Informational Session (Courtney)**
- 03/30/2021 **EDC Special Meeting**
- 03/31/2021 Meeting w/ M. Uργο and C. Dias re: FY22 Community Funding opportunities
- 03/31/2021 Leadership meeting w/ M. Uργο, and C. Dias
- 03/31/2021 Meeting w/ K. Labbe and several property owners in EDD re: Water Utility Extension
- 03/31/2021 **NSAHC Meeting**