



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MAY 5, 2022 - 7:00pm

**Old Middle High School – Media Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES

1. **CALL MEETING TO ORDER:** Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 5, 2022 at 7:05 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, Mark Leonard, and Ed Learned

COMMISSIONERS ABSENT: Robert Mazzella (Alternate) Jennifer Pensa (Alternate) and Robert Kappes (Alternate)

STAFF PRESENT: Planning, Development & Zoning Official Nathan Reichert Administrative Assistant Cheryl Konsavitch

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC COMMENT:** None

4. **WORKSHOP:**

- A. Peter Gardner discussed allowing a gas station/convenience store in the Resort Commercial

Mr. Gardner came before the Commission to discuss allowing a gas station/convenience store in the RC Zone. The Commission stated that they allow gas stations in the other commercial zones and it was their intention to not allow them in the RC Zone. The Commission stated the Resort Commercial District is a gateway welcoming people to the historic countryside, that also serves as a transition to and from Foxwoods. They stated the definition states the zone will be a coordinated area of luxury accommodations and amenities that promotes the enjoyment of the area's natural features and harmonizes with existing residential uses.

Mr. Choudhry who owns several gas stations in the area stated that he would like the Commission to consider this request and he believes this area has a need for a gas station and if development starts, then he believes others will follow.

L. Steinbrecher stated to Mr. Choudhry that perhaps a different architectural design for a gas station that would fit into the definition of the RC zone would be something the Commission would consider.

- B. Bruce Kelley discussed allowing self-storage in the Economic Development District

Mr. Kelley came before the Commission to discuss allowing mini-storage in the ED Zone. Mr. Kelley stated that he believes the parcel he has in mind would work well with that use as it has access off Frontage Road and does not require sewer. The Commission asked questions about the design.

The Commission discussed parcel sizes for this use and how many parcels are larger than 5 acres in the ED Zone. N. Reichert stated another option to consider would be to incorporate that parcel and a few others on Frontage Road into the Industrial Zone.

Anne Nalwalk and Atty. Harry Heller commented on this request.

The Commission stated they would need to look at this proposal more to see how many vacant parcels would be affected by this regulation change.

MOTION by W. Wilkinson SECOND by P. Lewis to amend the agenda to go to New Applications and then back to regular agenda format. MOTION CARRIED UNANIMOUSLY

5. NEW APPLICATIONS:

RE-SUB #22-032 (*Golf View Estates Re-Subdivision*) Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an Affordable Housing Application per CT Gen. Stats. 8-30g (set-aside development) for an 8-Lot Re-Subdivision of land on property located at 38 & 44 Lake of Isles Road in an R-80 Zone. Tax Map #54, Parcel #0294/4128 (*Commission to receive on 05/05/22 & set for PH on or by 07/08/22*)

The Commission set the public hearing on Re-Sub #22-032 for June 2, 2022

6. PLANNING ISSUES & DISCUSSION: Draft Cannabis Regulation

N. Reichert went over the draft regulations with the Commission and discussion followed. L. Steinbrecher asked that the regulations be simplified and to combine some of the definitions that meant the same thing into one definition.

7. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES: ZEO Activity Report/April

N. Reichert went over his activity report with the Commission.

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 04/07/22. The minutes of 04/07/22 were accepted as submitted.

11. ADJOURNMENT:

MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 9:40 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant, Land Use Office