



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR/HYBRID MEETING**

**THURSDAY, APRIL 7, 2022 - 7:00pm**

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

**MINUTES APPROVED ~ MAY 5, 2022**

1. **CALL MEETING TO ORDER:** Chairman Lou Steinbrecher called the Regular/Hybrid Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, April 7, 2022 at 7:04 p.m.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, Mark Leonard, Ed Learned and Robert Mazzella (Alternate)

**COMMISSIONERS ABSENT:** 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. **COMMISSION REVIEW:**

**SPL MOD #22-010 (Site-Plan Modification)** Application of North Stonington Bible Church, Inc., c/o Steven Masalin, PO Box 28, North Stonington, CT 06359 for a modification to site plan approval for the expansion of a 1-story (6136 sq) wood-framed addition to existing 1-story (5717 sq) church building. New addition to contain additional classrooms, meeting hall & kitchen facility. Provide new parking for (42) paved spaces & (47) gravel surface over-flow spaces, total parking (89) spaces on property located at 100B Jeremy Hill Road, North Stonington, CT 06359. Tax Map #115/0343 in an R60 zone.  
*(Commission to receive on 03/03/22 & must act on or by 05/06/22)*

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, P. Lewis, M. Leonard, E. Learned

Mr. Ed Wenke, Project Engineer and Steve Masalin, Planning Committee for the Church addition were present via zoom.

E. Wenke went over the revised plans and stated the church use expansion on this site was previously approved in 2 phases by the Inland Wetlands and Planning & Zoning Commission in 2004 the permit was then extended for 5-years by the Planning & Zoning Commission in 2009. E. Wenke stated that the driveway and parking area encroachments have been constructed and aside from the proposed 5300 square foot re-surfacing of the existing stone chip-sealed driveway that was previously approved, no new construction activity falls within the 100' upland review area. E. Wenke stated that Ledge Light Health District has also approved this expansion.

E. Wenke went over the proposed site improvements and parking along with the stormwater analysis, project hydrology and the stormwater management plan.

The Commission asked questions pertaining to the project.

Steve Masalin of the Planning Committee stated that the planning of this project is crucial as they have groups of volunteers coming from different states and they would like to start construction on August 1<sup>st</sup>.

N. Reichert went over his review of this proposal and stated the Wetlands Enforcement Officer has reviewed the plans and has determined a wetlands permit is not needed and the application meets the zoning regulations and the ZEO is comfortable with the plans and their revisions.

The Planning and Zoning Commission finds that the application for the North Stonington Bible Church at 100B Jeremy Hill Road is complete and meets the requirements necessary for approval of a site-plan modification. Therefore, I move to approve the North Stonington Bible Church, Inc. Site Plan Modification #22-010 application.

**MOTION by M. Leonard, SECOND by W. Wilkinson to APPROVE SPL MOD #22-010 (*Site-Plan Modification*)**

Application of North Stonington Bible Church, Inc., c/o Steven Masalin, PO Box 28, North Stonington, CT 06359 for a modification to site plan approval for the expansion of a 1-story (6136 sq) wood-framed addition to existing 1-story (5717 sq) church building. New addition to contain additional classrooms, meeting hall & kitchen facility. Provide new parking for (42) paved spaces & (47) gravel surface over-flow spaces, total parking (89) spaces on property located at 100B Jeremy Hill Road, North Stonington, CT 06359. Tax Map #115/0343 in an R60 zone with the following conditions:

1. Submit revised plans with mylars and;
2. Update the stormwater calculations.

**MOTION CARRIED UNANIMOUSLY.**

**5. PLANNING ISSUES & DISCUSSION:** None

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

ZEO Activity Report/March

N. Reichert went over his activity report with the Commission and stated he will have a draft on the cannabis regulations for the Commission's May meeting. N. Reichert stated he is also working with WPCA and with EDC on Business Directory.

**7. OLD BUSINESS:** None

**8. NEW BUSINESS:** None

**9. NEW APPLICATIONS:** None

**10. REVIEW MINUTES:**

Review minutes of Regular Meeting of 03/03/22. The minutes of 03/03/22 were accepted as submitted.

**11. ADJOURNMENT:**

**MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 8:10 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant, Land Use Office