



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, DECEMBER 1, 2022 - 7:00pm**

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

**MINUTES**

**1. CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, December 1, 2022 at 7:00 p.m.

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

**COMMISSIONERS ABSENT:** Robert Kappes (Alternate)

**STAFF PRESENT:** Administrative Assistant Cheryl Konsavitch and SCOOG Planner Nicole Haggerty

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

**3. PUBLIC COMMENT:** None

**4. COMMISSION REVIEW:**

**SUB #22-091 (*Banker Subdivision*)** Application of Milton P. Banker, 151 N W Corner Road, North Stonington, CT 06359 for a proposed 5-lot residential subdivision of land on property located northwest of Ryder & Wyassup Road in an R80 Zone. Tax Map #94, Lot #2173

L. Steinbrecher read the application into the record.

Seated: W. Wilkinson, P. Lewis, E. Learned, M. Leonard, R. Mazzella

Marcus Puttock, PE, LS was present for the application representing the applicant and went over the revised site plan addressing SCOOG Planner Nicole Haggerty's review comments.

The Commission discussed the open space requirements, and M. Puttock stated the applicant would like to defer the open space dedication at this time. M. Puttock stated they would add a note on the plan that if the applicant further subdivided their remaining land the open space would be provided from that parcel.

**MOTION by E. Learned, SECOND by M. Leonard to approve SUB #22-091 (*Banker Subdivision*) Application of Milton P. Banker, 151 N W Corner Road, North Stonington, CT 06359 for a proposed 5-lot residential subdivision of land on property located northwest of Ryder & Wyassup Road in an R80 Zone. Tax Map #94, Lot #2173 as submitted. MOTION CARRIED UNANIMOUSLY**

## 5. PUBLIC HEARING:

**SPP #22-093 (Excavation)** Application of Gregg Fedus, Fedus Engineering LLC, 70 Essex Street, Unit 2C, Mystic, CT 06355 for an excavation operation with processing, 4 phases with restoration as required on property located at 251 Clarks Falls Rd. in an R-80 Zone. Tax Map #105, Lot #1078

L. Steinbrecher read the application into the record.

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

Gregg Fedus of Fedus Engineering, LLC was present for this application and submitted revised plans regarding SCOOG Planner Nicole Haggerty's review comments and general revisions to the plans.

G. Fedus went over the site plan with the Commission and stated the property after a lot line revision with 245 Clarks Falls Road will have an area of 31.64 acres, and recently the property has been harvested for timber. G. Fedus stated the limits of the excavation are 200 feet from the inland wetlands as delineated by David Lord of Soil Resource Consultants and the excavation project will consist of four phases and the staging and processing area is located in the southwestern corner of the parcel, 1000 feet from the closest residential house and 200 feet from the wetlands.

G. Fedus stated each phase will be approximately 80,000 cubic yards and as a phase is completed the subsoil and topsoil will be returned and graded to the proposed final grading and the short term use will be agriculture with the planting of alfalfa. All stumps will be stockpiled and ground and utilized in the final

G. Fedus stated the existing truck plaza will be utilized for access to the site and all truck traffic will enter and exit I-95 at exit 93 in both directions north and south and the hours of operation are as stated in Section 10.6 of the zoning regulations and reviewed the equipment maintenance and fueling plan and went over the groundwater monitoring.

The Commission asked questions pertaining to drainage, traffic flow, bridge design weight load and the access from the truck stop and to check with the Town Attorney on the applicant using the truck stop as access and will it affect the truck stops special permit.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. The following people spoke:

Anne Nalwalk  
Maurice Price

The Commission discussed items that needed to be addressed for the next meeting which included the following items:

- Show access and routes of trucks through truck plaza
- Provide documentation for the structural integrity of the bridge by a licensed structural engineer (load rating/conditions report) for 200 trucks per day
- Include hours, depth of excavation, and timeline of phasing in both the narrative and as notes on the plans
- Signature of soil scientist on plans
- Address the slope near the existing driveway remaining on property
- Include Green Falls River as name on maps

G. Fedus submitted a letter of extension to 01/12/23.

**MOTION by M. Leonard, SECOND by W. Wilkinson to continue SPP #22-093 to January 12, 2023.  
MOTION CARRIED UNANIMOUSLY**

**6. PENDING APPLICATIONS:**

**SPP #22-093 (Excavation)** Application of Gregg Fedus, Fedus Engineering LLC, 70 Essex Street, Unit 2C, Mystic, CT 06355 for an excavation operation with processing, 4 phases with restoration as required on property located at 251 Clarks Falls Rd. in an R-80 Zone. Tax Map #105, Lot #1078 **(NO ACTION NEEDED)**

**7. PLANNING ISSUES & DISCUSSION:**

L. Steinbrecher stated he would like to see the Commission move forward with the Seasonal Use Regulation change at some point.

**8. SENIOR PLANNER & ZONING OFFICIAL'S REPORTS/ISSUES: None**

**9. NEW APPLICATIONS: None**

**10. OLD BUSINESS: None**

**11. NEW BUSINESS: None**

**12. REVIEW MINUTES: Review minutes of Regular Meeting of 11/03/22 – The minutes of 11/03/22 were accepted.**

**13. ELECTION OF OFFICER'S:**

**MOTION by L. Steinbrecher, SECOND by P. Lewis to nominate E. Learned for Chairman. MOTION CARRIED UNANIMOUSLY**

**MOTION by W. Wilkinson, SECOND by L. Steinbrecher to close the nominations for Chairman. MOTION CARRIED UNANIMOUSLY**

The vote of the Commission for Chairman was unanimous for Edward Learned.

**MOTION by R. Mazzella, SECOND by E. Learned to nominate P. Lewis for Vice-Chairman. MOTION CARRIED UNANIMOUSLY**

**MOTION by M. Leonard, SECOND by L. Steinbrecher to close the nominations for Vice-Chairman. MOTION CARRIED UNANIMOUSLY.**

The vote of the Commission for Vice-Chair was unanimous for Pat Lewis.

**MOTION by E. Learned, SECOND by L. Steinbrecher to nominate M. Leonard for Secretary. MOTION CARRIED UNANIMOUSLY**

**MOTION by L. Steinbrecher, SECOND E. Learned to close the nominations for Secretary. MOTION CARRIED UNANIMOUSLY.**

The vote of the Commission for Secretary was unanimous for M. Leonard

L. Steinbrecher read his letter of resignation into the record effective 12/16/22.

**14. ADJOURNMENT:**

**MOTION by L. Steinbrecher, SECOND by M. Leonard to adjourn the meeting at 9:00 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant, Land Use Office