



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, FEBRUARY 9, 2023 - 7:00pm

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

MINUTES

1. CALL MEETING TO ORDER: Chairman Ed Learned called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, February 9, 2023 at 7:01 p.m.

COMMISSIONERS PRESENT: Ed Learned, Chairman, Pat Lewis, Vice-Chair, Wayne Wilkinson, and Robert Mazzella

COMMISSIONERS ABSENT: Mark Leonard, Secretary & 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 #22-107 (*Keeping New Stonington Affordable*) Application of Peter Gardner, PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Plan 8-30g for a 2-Lot Subdivision of land on property located at 26E Main Street in an R-40 Zone. Tax Map #109 Parcel #2225 (*Commission received on 01/12/23 & must act on or by 03/18/23*)

E. Learned read the application into the record.

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

Peter Gardner, Land Surveyor, and Mary Ann Ricker, KNSA President, were present for this application.

P. Gardner went over the revised site plan with the Commission and stated he has addressed all the comments pertaining to N. Haggerty's review of this application.

N. Haggerty went over her review comments and stated that they have all been addressed and that Commission Attorney Robert Avena has also reviewed the application.

The Commission had no questions or issues regarding this application at this time.

MOTION by P. Lewis, SECOND by W. Wilkinson to approve SUB #22-107 (*Keeping New Stonington Affordable*) Application of Peter Gardner, PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Plan 8-30g for a 2-Lot

Subdivision of land on property located at 26E Main Street in an R-40 Zone. Tax Map #109 Parcel #2225 with the following condition:

The Town Attorney is to approve all final 8-30g required documentation upon final completion of the subdivision mylar as approved, and documents to be recorded on the Land Records.

MOTION CARRIED UNANIMOUSLY

5. PLANNING ISSUES & DISCUSSION: None

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

N. Haggerty stated that Board and Commission members are required to do at least four hours of training biennially and that the UConn Center for Land Use Education and Research (CLEAR), in collaboration with the CT Office of Policy and Management and SCCOG, have set up a statewide land use commissioner training calendar.

They have also created an online form for training providers to add their events to the calendar. It is intended that this will be a central repository for any training events, whether in-person or virtual, that will help land use commissioners meet the mandated training requirements that went into effect on January 1.

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

10. REVIEW MINUTES: Review minutes of Regular Meeting of 01/12/23 – The minutes of 01/12/23 were accepted.

11. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by P. Lewis to adjourn the meeting at 7:21 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office