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Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

###### **REGULAR MEETING**

##### **THURSDAY, APRIL 13, 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, April 13, 2023 at 7:01 p.m.

**COMMISSIONERS PRESENT:** Ed Learned, Chairman, Pat Lewis, Vice-Chair, Wayne Wilkinson

**COMMISSIONERS ABSENT:**  Mark Leonard, Secretary, Robert Mazzella & Robert Kappes (Alternate)

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

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

**3. PUBLIC COMMENT:** None

**4. PUBLIC HEARING:**

**RE-SUB #23-010 *(Re-Subdivision)*** Application of Jerome Seison, 71 Tom Wheeler Rd., North Stonington, CT 06359 for a 2-Lot Re-Subdivision of land located at 71 Tom Wheeler Rd. in an R-80 Zone. Tax Map #72, Lot #4824 ***(PH opened on 04/13/23; Commission received on 03/09/23; & PH must close on or by 05/18/23)***

P. Lewis read the application into the record.

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

Ryan Cheverie, CLA Engineering was present for this application.

R. Cheverie stated the application is for a 2-lot re-subdivision of land where a 2-acre parcel is being proposed for a building lot for a family member. R. Cheverie stated there are no wetlands on the property and the property does not exist in a FEMA regulated flood zone.

The Commission had some general questions pertaining to the application.

N. Haggerty stated all her review comments have been addressed.

R. Cheverie stated he has not yet received Ledge Light Health approval for this application.

**MOTION by P. Lewis, SECOND by W. Wilkinson to continue RE-SUB #23-010 to May 11, 2023. MOTION CARRIED UNANIMOUSLY.**

**5. PLANNING ISSUES & DISCUSSION:**

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

ZEO Activity Report/March

**7. NEW APPLICATIONS:**

**TX/AM #23-014** Application of Pickwick Farm Properties, LLC, c/o William R. Sweeney, Esq., PO Box 58, New London, CT 06320 for a text amendment to add new section 305.4 (C) Where two or more houses exist on one residential lot, only one existing unit shall be permitted an Accessory Apartment, pursuant to the provisions of Section 1002.1.

The Commission set the Public Hearing on TX/AM #23-014 for May 11, 2023.

**8. OLD BUSINESS:** None

**9. NEW BUSINESS:** None

**10. REVIEW MINUTES:** Review minutes of Regular Meeting of 03/09/23 – The minutes of 03/09/23 were accepted as written.

**11. ADJOURNMENT:**

**MOTION by P. Lewis, SECOND by W. Wilkinson to adjourn the meeting at 7:22 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,

Administrative Assistant, Land Use Office