



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 8, 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, June 8, 2023 at 7:00 p.m.

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

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

STAFF PRESENT: Administrative Assistant Cheryl Konsavitch and Ariel Lago, Planning Development & Zoning Official

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

3. **PUBLIC COMMENT:** None

4. **COMMISSION REVIEW:**

MOD SPL #23-037 (*Site Plan Modification*) Application of Kingdom of the Hawk LLC, 349 Elm St., Stonington, CT 06378 for a modification of approved SPL #20-086 of Birds of Prey Vineyard/Wedding Barn Venue to approve as-built parking & phasing of overflow parking on property located at 113 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #2660 (***Commission received on 06/08/23 & must act on or by 08/12/23***)

P. Lewis read the application into the record.

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

Atty. William Sweeney was present representing the applicant.

Atty. Sweeney stated that approval is for as-built parking and to phase future overflow parking to be constructed later. The farm winery facility which was approved in 2020 required 69 parking spaces. The site plan showed 114 gravel parking spaces onsite, Atty. Sweeney stated that his client thought he was seeking approval for the 45 excess spaces as “overflow parking” which the site-plan itself did not clearly depict these additional parking spaces to be constructed at a later date. Also complicating matters, after local approvals, the CT DEEP required some minor reconfiguration of the parking space locations as a condition of approval of the General Stormwater Permit.

Atty. Sweeney stated that as of today his client has constructed a total of 73 parking spaces on site, more than the minimum required for zoning compliance. Some of these parking spaces differ slightly from the original approved site plan and the remaining overflow spaces have not yet been constructed. Atty. Sweeney stated that his client is requesting a site plan modification to approve the constructed parking as-built and consistent with CT DEEP requirements and to delay the construction of the remaining overflow spaces until such time they are necessary for the operation of the farm winery.

The Commission asked general questions regarding the application.

MOTION by W. Wilkinson, SECOND by R. Mazzella to approve MOD SPL #23-037 (*Site Plan Modification*) Application of Kingdom of the Hawk LLC, 349 Elm St., Stonington, CT 06378 for a modification of approved SPL #20-086 of Birds of Prey Vineyard/Wedding Barn Venue to approve as-built parking & phasing of overflow parking on property located at 113 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #2660 as submitted. MOTION CARRIED UNANIMOUSLY

MOTION by R. Mazzella, SECOND by W. Wilkinson to amend the agenda to go to New Application and back to regular agenda format. MOTION CARRIED UNANIMOUSLY

5. PUBLIC HEARING:

TX AM #23-032 (*Text Amendment*) Application of North Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of “Cost”

P. Lewis read the application into the record.

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

The application before the Commission is to update their Floodplain regulations for development in designated FEMA floodplains that meet or exceed the minimum federal standards of 44 CFR 60.3 prior to the effective date of the community’s new preliminary Flood Insurance Rate Maps (FIRM).

The CT DEEP has reviewed our existing floodplain management regulations for compliance with 44 CFR 60.3 and the review indicated that revisions to the existing floodplain regulations are needed to maintain minimum compliance with the National Flood Insurance Program (NFIP) minimum standards.

Chairman Learned asked if there were any questions or comments from the public. There were none.

Chairman Learned asked if there was anyone speaking in favor of this application. The following person spoke:

Anne Nalwalk – Northwest Corner Road

Chairman Learned asked if there was anyone speaking against this application. There were none.

The Commission had a few general questions pertaining to this application.

MOTION by W. Wilkinson, SECOND by R. Mazzella to close the Public Hearing on TX/AM #23-032. MOTION CARRIED UNANIMOUSLY

6. PENDING APPLICATIONS:

TX AM #23-032 (*Text Amendment*) Application of North Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of “Cost”

P. Lewis read the application into the record.

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

MOTION by R. Mazzella, SECOND by W. Wilkinson to approve TX AM #23-032 (*Text Amendment*) Application of N. Stonington Planning & Zoning Commission, c/o Ariel Lago, PDZO, 40 Main St., N. Stonington, CT 06359 requesting a regulation text amendment per the CT DEEP to remain eligible in the National Flood Insurance Program to update Section 307, Special Flood Hazard Requirements, Section 307.1 A, Section 307.6 D, & Chapter 16, Definitions, under Flood Related Terms the definition of “Cost” was approved, EFFECTIVE 07/03/23. MOTION CARRIED UNANIMOUSLY

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

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

ZEO Activity Report

9. **NEW APPLICATIONS:**

SPL #23-038 Application of Greystone Land Holdings, LLC, 223 Jerry Browne Road, Stonington, CT 06378 for the construction of a Farm Winery pursuant to Section 1008 of the zoning regulations on property located at 77 & 79 Wintechog Hill Road in an R-80 Zone. Tax Map # 100, Lots #3127/7767 (*Commission received on 06/08/23 & must act on or by 08/12/23*)

The Commission set the review on SPL #23-038 for July 6, 2023

10. **OLD BUSINESS:** None

11. **NEW BUSINESS:**

Bond release request of Ahmed Choudhry, Jannat LLC, P.O. Box 126, Norwich, CT 06360 for **SPP #18-106 (*Special Permit*)** 76 Norwich-Westerly Road for the release of the bond in the amount of **Seventy-Seven Thousand Five Hundred and Eighty Dollars (\$77,580)** for a Bond that was held for a Storm Drainage System, Erosion & Sediment Control and Storm Water Management Facility.

P. Lewis read the application into the record.

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

MOTION by R. Mazzella, SECOND by W. Wilkinson to approve the bond release request of Ahmed Choudhry, Jannat LLC, P.O. Box 126, Norwich, CT 06360 for SPP #18-106 (*Special Permit*) 76 Norwich-Westerly Road in the amount of Seventy-Seven Thousand Five Hundred and Eighty Dollars (\$77,580) for a Bond that was held for a Storm Drainage System, Erosion & Sediment Control and Storm Water Management Facility. MOTION CARRIED UNANIMOUSLY

12. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 05/11/23 – The minutes of 05/11/23 were accepted as written.

13. **ADJOURNMENT:**

MOTION by R. Mazzella, SECOND by W. Wilkinson to adjourn the meeting at 7:40 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office