



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JANUARY 6, 2022 - 7:00pm

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

MINUTES APPROVED ~ FEBRUARY 3, 2022

- 1. CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, January 6, 2022 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, Ed Learned, Mark Leonard 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:

Pat Lewis stated she would like to have a permanent meeting place that is equipped with the technology to see the presentations on a screen that is located in a way for everyone to see it.

3. ELECTION OF OFFICERS:

MOTION by E. Learned, SECOND by P. Lewis to nominate Louis Steinbrecher for Chairman. MOTION CARRIED

MOTION by W. Wilkinson, SECOND by E. Learned to close the nominations for Chairman. MOTION CARRIED UNANIMOUSLY

Louis Steinbrecher is Chairman

MOTION by P. Lewis, SECOND by M. Leonard to nominate Wayne Wilkinson for Vice-Chairman. MOTION CARRIED UNANIMOUSLY

MOTION by E. Learned, SECOND by M. Leonard to close the nominations for Vice-Chairman. MOTION CARRIED UNANIMOUSLY.

Wayne Wilkinson is Vice-Chairman

MOTION by M. Leonard SECOND by W. Wilkinson to nominate Pat Lewis for Secretary. MOTION CARRIED

MOTION by P. Lewis SECOND by L. Steinbrecher to nominate M. Leonard for Secretary. MOTION CARRIED

MOTION by E. Learned, SECOND by W. Wilkinson to close the nominations for Secretary. MOTION CARRIED UNANIMOUSLY

Pat Lewis – 4 votes

Mark Leonard – 2 votes

Pat. Lewis is Secretary

3. PUBLIC COMMENT:

Anne Nalwalk stated that Firefly Farms on Button Road is currently for sale and wanted to make the Commission aware that there are conservation easements on the land and a judgement filed where the property cannot be subdivided.

4. COMMISSION REVIEW:

IBL #22-002 (Interior Building Lot) Application of Caleb Bisset, 2 Hobart Street, Westerly, RI 02891 for the creation of an interior building lot on property located on 31A Clarks Falls Road, North Stonington, CT 06359. Tax Map #97, Lot #4470. *(Commission to review on 01/06/22 & must act on or by 03/11/22)*

L. Steinbrecher read the application into the record.

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

Caleb Bisset was present for this application.

N. Reichert went over his review stating that the applicant is seeking to reconfigure three lots and get a conforming interior building lot while eliminating a non-conforming lot. The reconfiguration involves two lot line adjustments. A portion of the existing 31A Clarks Falls Road will be transferred to 59 Clarks Falls Road and the lot line between 31A Clarks Falls and Pendleton Hill, Tax Map # 07 & Lot #6741 will be reconfigured to open an approximately 60' wide frontage corridor to 31A Clarks Falls Road. When the lot line changes are complete what is now 31A Clarks Falls will be a conforming interior building lot of record. The current non-conformity, no road frontage will be eliminated. All lots will remain conforming.

The Commission discussed the application and asked general questions pertaining to the interior lot and boundary line adjustments.

MOTION by W. Wilkinson, SECOND by M. Leonard to approve IBL #22-002 (Interior Building Lot) Application of Caleb Bisset, 2 Hobart Street, Westerly, RI 02891 for the creation of an interior building lot on property located on 31A Clarks Falls Road, North Stonington, CT 06359. Tax Map #97, Lot #4470. The Commission finds that the application meets the requirements of Section 504 Interior Building Lot of the Zoning Regulations with the following condition:

That the lot line adjustments for 31A Clarks Falls Road, 59 Clarks Falls Road and Pendleton Hill Road, Map #97, Lot #6741 be simultaneously and concurrently executed and recorded in the land evidence records.

MOTION CARRIED

P. Lewis - Abstained

5. PLANNING ISSUES & DISCUSSION:

Budget Request for Land Use Department

N. Reichert went over the budget request for the Land Use Departments. The Commission asked questions pertaining to some line items including funding for the POCD.

MOTION by M. Leonard, SECOND by P. Lewis to approve the budget request for fiscal year 2022-2033 as presented by N. Reichert. MOTION CARRIED UNANIMOUSLY

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

ZEO Activity Report/December

N. Reichert went over his activity report with the Commission for December.

7. OLD BUSINESS:

8. NEW BUSINESS: None

9. NEW APPLICATIONS:

TX AM #22-001 (*Text Amendment*) Application of North Stonington Planning & Zoning Commission, c/o Nathan Reichert PDZO, 40 Main Street, North Stonington, CT 06359 requesting a regulation text change imposing a 6-month cannabis use permitting moratorium. (*Commission to receive on 01/06/22 & set for PH on or by 03/11/22*)

The Commission set the Public Hearing on TX AM #22-001 for February 3, 2022.

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 12/09/21. The minutes of 12/09/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 8:35 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office