



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JULY 7, 2022 - 7:00pm

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

MINUTES

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, July 7, 2022 at 7:02 p.m.

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

COMMISSIONERS ABSENT: Mark Leonard, Robert Mazzella (Alternate) Jennifer Pensa (Alternate) and Robert Kappes (Alternate)

STAFF PRESENT: Planning, Development & Zoning Official Nathan Reichert Administrative Assistant Cheryl Konsavitch

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. PUBLIC HEARINGS:

A. RE-SUB #22-032 (Golf View Estates Re-Subdivision) Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an Affordable Housing Application per CT Gen. Stats. 8-30g (set-aside development) for an 8-Lot Re-Subdivision of land on property located at 38 & 44 Lake of Isles Road in an R-80 Zone. Tax Map #54, Parcel #0294/4128 ***(PH opened on 06/02/22; & continued to 07/07/22; Commission received on 05/05/22 & PH must close on or by 07/07/22) if 65 day extension requested, PH must close on or by 09/10/22)***

L. Steinbrecher read the application into the record.

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

Atty. Harry Heller was present representing the applicant STPR Realty Development Group, LLC.

Atty. Heller submitted a letter into the record granting a 35-day extension to extend the public hearing until August 11th.

Atty. Heller stated they have been working with Ledge Light Health District to address the septic comments and expect to have some revised comments from them next week. Atty. Heller stated they have not received any staff comments or engineering comments from the Commission's consulting engineer and would like them sooner then later so they have time to address them before the Commission's next meeting.

Atty. Heller submitted revised plan changes for the consulting engineer to review showing the change to the septic design on Lot #1 to meet the review comments from Ledge Light which also shows the full lot design of the system and includes grading changes. Atty. Heller stated these plans will probably not be submitted into the record as they will most likely be revised plans to address the consulting engineers review comments.

MOTION by P. Lewis, SECOND by E. Learned to continue the Public Hearing on Re-Sub #22-032 to August 4th, based on the letter submitted by Atty. Heller. MOTION CARRIED UNANIMOUSLY

MOTION by P. Lewis, SECOND by E. Learned to amend the agenda to act on New Applications and then back to regular agenda format. MOTION CARRIED UNANIMOUSLY

5. NEW APPLICATIONS:

TX/AM #22-051 (*Text Amendment*) Application of Bruce Kelley, 1744 Ellington Road, South Windsor, CT 06074 for a regulation text amendment to create an Economic Development Frontage Overlay Zone (EDFO) including the use of self-storage units along Frontage Road to include the following properties: 24 Norwich Westerly Road, Tax Map #122, Lot #3397, 25 Frontage Road, Tax Map #122, Lot #6105, 30 Frontage Road, Tax Map #122, Lot #2850, 45 Frontage Road, Tax Map #122, Lot #3196, 75 Frontage Road, Tax Map #122, Lot #7634. **(*Commission to receive on 07/07/22 & set for PH on or by 09/10/22*)**

The Commission set the Public Hearing on TX/AM #22-051 for August 11th.

6. PUBLIC HEARINGS:

B. TX/AM #22-043 (*Text Amendment*) Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington. **(*PH scheduled to open on 07/07/22; Commission received on 06/02/22*)**

L. Steinbrecher read the application into the record.

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

N. Reichert stated that the State of CT passed an Act SB 1201 Concerning Responsible and Equitable Regulation of Adult-Use Cannabis which became effective July 1, 2021. The Act permits State licenses to be granted for the growing, processing and selling of adult recreational use cannabis. The Planning and Zoning Commission is empowered by the act to promulgate use regulations under its Zoning Enabling Act powers. N. Reichert went over the process and stated the text amendment allows municipalities to amend their zoning regulations or ordinances for cannabis establishments by either prohibiting them from opening or to place reasonable restrictions on them. The Town of North Stonington would be allowed one retailer and one micro-cultivator for every 25,000 municipal residents as determined by the State of Connecticut Commissioner. The text amendment would require a special permit to be submitted by the applicant.

The Commission asked questions and discussed the text amendment and stated that N. Reichert did a very good job in writing a good regulation for this new use.

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

Anne Nalwalk, Northwest Corner Road

Chairman Steinbrecher asked if there was anyone from the public speaking in favor of this application. There were none.

Chairman Steinbrecher asked if there was anyone from the public speaking against this application. There were none.

**MOTION BY W. Wilkinson, SECOND by P. Lewis to close the Public Hearing on TX/AM #22-043.
MOTION CARRIED UNANIMOUSLY**

C. SPP #22-040 (*Special Permit*) Application of Caleb Bisset, 3 Forest Drive, North Stonington, CT 06359 for an aircraft landing area with a (50' x 1800') grass air strip as an accessory use on property located at 31A Clarks Falls Road in an R-80 Zone. Tax Map #97, Parcel #4470 (*PH scheduled to open on 08/04/22; Commission received on 06/02/22 & PH must close on or by 09/08/22*)
(NO ACTION NEEDED)

7. PENDING APPLICATIONS:

- A. RE-SUB #22-032 (*Golf View Estates Re-Subdivision*)** Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an Affordable Housing Application per CT Gen. Stats. 8-30g (set-aside development) for an 8-Lot Re-Subdivision of land on property located at 38 & 44 Lake of Isles Road in an R-80 Zone. Tax Map #54, Parcel #0294/4128 **(NO ACTION NEEDED)**
- B. TX/AM #22-043 (*Text Amendment*)** Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington.

L. Steinbrecher read the application into the record.

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

MOTION by E. Learned, SECOND by W. Wilkinson to approve TX/AM #22-043 (*Text Amendment*) Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing and manufacturing uses in the Town of North Stonington with the following modification: Put the Use in Section 1003 and Definitions in Section 16, effective the day after publication. MOTION CARRIED

In Favor: L. Steinbrecher, W. Wilkinson, E. Learned

Abstain: P. Lewis

8. PLANNING ISSUES & DISCUSSION:

L. Steinbrecher stated he would like to open discussion up on Seasonal Use Regulations sometime in September or October as the Commission's schedule permits.

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

ZEO Activity Report/June

N. Reichert went over his activity report with the Commission for the month of June.

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 06/02/22. The minutes of 06/02/22 were accepted as submitted.

13. ADJOURNMENT:

MOTION by P. Lewis, SECOND by W. Wilkinson to adjourn the meeting at 8:53 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant, Land Use Office