

Planning and Zoning Commission Minutes 01/05/2017

Approved

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Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JANUARY 5, 2017 7:00 P.M.

New Town Hall

Conference Room

40 Main Street

North Stonington, CT 06359

MINUTES APPROVED ~ JANUARY 12, 2017

1. **CALL MEETING TO ORDER:** Chairman L. Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, January 5, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Elaine Boissevain, Vice-Chair, Joseph Siner, Secretary, and Wayne Wilkinson

COMMISSIONERS ABSENT: Ann Brown and Alternate Members Ed McGowan, Pat Lewis and Julie Lanier

STAFF PRESENT: ZEO/Planner Tom Zanarini and Administrative Assistant Cheryl Konsavitch

2. ADDITIONS TO THE AGENDA:

MOTION by E. Boissevain, SECOND by J. Siner to amend the agenda to add the letter from the Little League under Old Business. MOTION CARRIED UNANIMOUSLY

3. PUBLIC COMMENT:

Shawn Murphy, 1st Selectman stated the Boards and Commissions would be getting their own personal Town e-mail addresses.

Marie Unkuri came before the Commission to discuss a right of way issue. She stated her neighbor wanted to move a right of way they share. The Commission stated this is a civil issue and if it is a deeded right of way they would not legally be able to do it without the neighbor's consent and State approval since it is a State Road.

4. OLD BUSINESS:

Chad Sweet representative for the Little League submitted a letter regarding the modification to their Special Permit in 2012 which phased the plan for the ball fields and came before the Commission to ask permission to use the existing baseball field which is Phase 1. The Commission consensus was that the Little League met the conditions of Phase 1 and would be able to use the field for the upcoming 2017 season.

5. PUBLIC HEARINGS:

RC #16-076 Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to modify Zoning Regulation pursuant to Section 1304 for the following: Section 602 (Commercial & Industrial Use Chart); Section 706 (Incentive Housing Zone Overlay); Section 1006.2(D) (Partial Exemptions for Excavation); Section 1006.3 (Excavation Application).

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, W. Wilkinson

L. Steinbrecher stated he listened to the tape of the meeting of 12/01/16.

Mary Ann Ricker, Affordable Housing Committee came before the Commission to discuss the Incentive Housing regulation. Mrs. Ricker stated the zone was created to entice and make it more appealing to Towns. The Incentive Housing Zone requirements have incentives and options “to balance the benefits between communities and developers.” The communities get more control over projects, and developers get a more streamlined process.

The Commission discussed the Incentive Housing Statute.

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

Mary Ann Ricker

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

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

The Commission discussed the other regulation changes proposed and had no issues or concerns with them.

MOTION by E. Boissevain, SECOND by W. Wilkinson to continue the Public Hearing on RC #16-076 for Section 706 (Incentive Housing Zone Overlay) to 02/02/17 and close the Public Hearing on Sections 602 (Commercial & Industrial Use Chart); Section 1006.2(D) (Partial Exemptions for Excavation) and Section 1006.3 (Excavation Application). MOTION CARRIED UNANIMOUSLY

6. PENDING APPLICATIONS:

RC #16-076 Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to modify Zoning Regulation pursuant to Section 1304 for the following: Section 602 (Commercial & Industrial Use Chart); Section 1006.2(D) (Partial Exemptions for Excavation); and Section 1006.3 (Excavation Application).

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, W. Wilkinson

**MOTION by E. Boissevain, SECOND by W. Wilkinson to approve RC #16-076 Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to modify Zoning Regulation pursuant to Section 1304 for the following: Section 602 (Commercial & Industrial Use Chart); Section 1006.2(D) (Partial Exemptions for Excavation); and Section 1006.3 (Excavation Application).
MOTION CARRIED UNANIMOUSLY, EFFECTIVE 01/20/17**

7. PLANNING ISSUES & DISCUSSION:

A. Budget 2017/2018

ZEO Zonarini will have a proposed budget for the Commission's 01/12/17 meeting.

B. Proposed EDD Zoning District (western end of Route 2) WORKSHOP WITH ABUTTERS PROPOSED FOR 1/12/17

ZEO Zonarini stated letters went out to the property owners involved in the proposed to attend the workshop on 01/12/17

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

ZEO Activity Report December

ZEO Zonarini went over his activity report with the Commission

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 12/01/16

The Commission accepted the minutes of 12/01/16 with the correction of adding P. Lewis as a seated member under Public Hearings.

13. ADJOURNMENT:

MOTION by E. Boissevain, SECOND by J. Siner to adjourn the meeting at 9:09 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office