



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, DECEMBER 7, 2017 7:00 P.M.**

**New Town Hall  
Conference Room  
40 Main Street  
North Stonington, CT 06359**

**MINUTES APPROVED ~ JANUARY 11, 2018**

**1. CALL MEETING TO ORDER:** Secretary Siner called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, December 7, 2017 at 7:06 p.m. at the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman (arrived at 7:08 p.m.), Joseph Siner, Secretary, Ann Brown, Wayne Wilkinson, Lisa Wood and Alternate Member Pat Lewis

**COMMISSIONERS ABSENT:** Alternate Member Ed McGowan

**STAFF PRESENT:** Planning, Development & Zoning Official Juliet Hodge and Administrative Assistant Cheryl Konsavitch

**2. ADDITIONS TO THE AGENDA:**

**MOTION by A. Brown, SECOND by W. Wilkinson to amend the agenda to move to New Applications and then back to regular agenda format. MOTION CARRIED UNANIMOUSLY.**

**3. PUBLIC COMMENT:** None

**4. COMMISSION REVIEW:**

**MOD SPL #17-114 (*Watson Estates Site-Plan Modification*)** Application of Green Falls Associates, LLC, 1641 Connecticut Route 12, P.O. Box 335, Gales Ferry, CT 06335, for a modification of the common driveway easement for the common driveway providing access to existing Lots, 11, 12, 13, 14, 15, 16, 17 & 18 on property located on the south side of Lake of Isles Road, North Stonington, CT 06359 in an R-80/Affordable Housing Zone. Tax Map #67, Lots #8790 & 8791

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, J. Siner, A. Brown, W. Wilkinson, L. Wood

Peter Gardner, Land Surveyor was present representing Green Falls Associates, LLC.

Mr. Gardner stated that in conjunction with the potential sale of reconfigured Lot 18 in the Watson Estates Subdivision, the potential purchaser has requested that the emergency turnaround at the end of the common driveway which was originally delineated on Sheet 9 of 17 of the October 2012 subdivision plan be relocated further to the east in order to avoid any potential conflict with the septic system area on Lot 18.

Mr. Gardner stated in evaluating the purchasers' request, they realized that the emergency vehicle turnaround was not depicted within the easement area as delineated on Sheet 2 of 17 of the subdivision plan; and, therefore, is not currently included in the easement.

Mr. Gardner stated that are proposing to modify the common driveway in order to incorporate the emergency vehicle turnaround and to relocate it further to the east, still encumbering Lots 17 and 18 in the Watson Estates Affordable Housing Subdivision.

Mr. Gardner stated that as of this date, only Lot 12 utilizing the common driveway, has been conveyed to a third party. Since modifications to the common driveway by contract, require unanimous consent of all lot owners utilizing the common driveway, the Lot 12 owners have been joined as a party to the modification to the common driveway easement and this application.

Commission members asked questions pertaining to this application.

J. Hodge stated they have received an e-mail from the Fire Chief stating they have reviewed the proposed change and have no comments and support the change.

**MOTION by J. Siner, SECOND by W. Wilkinson to approve MOD SPL #17-114 (*Watson Estates Site-Plan Modification*)** Application of Green Falls Associates, LLC, 1641 Connecticut Route 12, P.O. Box 335, Gales Ferry, CT 06335, for a modification of the common driveway easement for the common driveway providing access to existing Lots, 11, 12, 13, 14, 15, 16, 17 & 18 on property located on the south side of Lake of Isles Road, North Stonington, CT 06359 in an R-80/Affordable Housing Zone. Tax Map #67, Lots #8790 & 8791 **as submitted. MOTION CARRIED UNANIMOUSLY**

**5. PUBLIC COMMENT:** None

**6. WORKSHOP:**

Commercial Services in a Residential Zone

J. Hodge along with Commission members and some public discussed commercial services in residential zones, which started out as agricultural uses. The Commission will discuss at future meetings.

**7. PLANNING ISSUES & DISCUSSION:**

**A.** Ordinance revisions & proposed zoning changes

J. Hodge went over ordinance revisions that will be going before a Town Meeting sometime in the future and proposed zoning changes that she will draft and bring before the Commission.

**B.** Possible Commission action regarding replacing vacant alternate seat

The Commission interviewed Connie Berardi as a possible alternate for the Commission.

**MOTION by A. Brown, SECOND by W. Wilkinson to appoint Connie Berardi to fill the 3<sup>rd</sup> alternate seat on the Planning & Zoning Commission. MOTION CARRIED UNANIMOUSLY**

C. Election of Officers

**MOTION by A. Brown, SECOND by W. Wilkinson to allow alternates to vote in the Election of Officers. MOTION CARRIED UNANIMOUSLY**

**MOTION by W. Wilkinson, SECOND by P. Lewis to nominate Lou Steinbrecher for Chairman. MOTION CARRIED UNANIMOUSLY**

Lou Steinbrecher is Chairman

**MOTION by J. Siner, SECOND by W. Wilkinson to nominate Ann Brown for Vice-Chairman. MOTION CARRIED UNANIMOUSLY**

Ann Brown is Vice-Chairman

**MOTION by L. Steinbrecher, SECOND by W. Wilkinson to nominate Joe Siner for Secretary. MOTION CARRIED UNANIMOUSLY**

Joe Siner is Secretary

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

ZEO Activity Report/November

J. Hodge went over her activity report for November with the Commission.

**9. NEW APPLICATIONS: None**

**10. OLD BUSINESS: None**

**11. NEW BUSINESS: None**

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 11/09/17

The Commission accepted the minutes of 11/09/17 as written.

**13. ADJOURNMENT:**

**MOTION by J. Siner, SECOND by W. Wilkinson to adjourn the meeting at 9:00 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office