



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

SPECIAL MEETING

THURSDAY, FEBRUARY 1, 2018 7:00 P.M.

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

MINUTES APPROVED ~ FEBRUARY 1, 2018

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Special Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, February 1, 2018 at 5:30 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ann Brown, Vice-Chair (left at 6:45 p.m.), Joseph Siner, Secretary, Wayne Wilkinson, and Alternate Members Pat Lewis and Connie Berardi

COMMISSIONERS ABSENT: Lisa Wood and Alternate Member Ed McGowan

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

2. COMMISSION REVIEW:

SPL #18-002 (*Site-Plan*) Application of Jason Horowitz (GBT Realty, Inc.) North Stonington DCTP, LLC, 9010 Overlook Boulevard, Brentwood, TN 37027 for property owned by Barbara Rubenstein Trust et al, for a 2 lot-subdivision and site-plan review for a 9,224 sq. ft. 1-story retail building with associated parking, landscaping improvements, storm water detention/treatment system, private well, private on-site sewer disposal system & other utility infrastructure on property located at Clarks Falls Road in an HC Zone. Tax Map #112, Lot #4527 (*Commission review scheduled for 02/01/18; Commission received on 01/04/18 & must act on or before 03/09/18*)

Mr. James Bernardino, Bohler Engineering and Mr. Bob Gage of GBT Realty Corporation were present for this application.

Mr. Bernardino and Mr. Gage went over the site-plan for the 9,224 square foot building with the Commission. They discussed with the Commission some of the following topics, which included parking & reserve parking areas, landscaping, lighting, drainage, fencing, building façade and loading & unloading zones.

The applicant's will return for the Commission's March 1st meeting.

3. PLANNING ISSUES & DISCUSSION:

A. Public Act No. 17-155 – An Act concerning temporary health care structures

J. Hodge discussed the act which concerns allowing temporary health care structures, which means a transportable residential structure in which a caregiver may provide care for a mentally or physically impaired person with guidelines. The Commission discussed and stated the zoning regulations allow for accessory apartments now but will discuss their February 8th meeting.

B. Medical Marijuana Dispensaries

J. Hodge briefly discussed with the Commission.

4. REVIEW MINUTES:

Review minutes of Regular Meeting of 01/11/18

The Commission accepted the minutes of 01/11/18 as written.

5. ADJOURNMENT:

MOTION by J. Siner, SECOND by W. Wilkinson to adjourn the meeting at 7:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office