

Planning and Zoning Commission Minutes 03/02/2017

Approved

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Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MARCH 2, 2017 7:00 P.M.

New Town Hall

Conference Room

40 Main Street

North Stonington, CT 06359

MINUTES APPROVED ~ MARCH 9, 2017

1. CALL MEETING TO ORDER: Chairman L. Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 2, 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, Ann Brown, and Wayne Wilkinson

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

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

2. ADDITIONS TO THE AGENDA:

E. Boissevain would like to update the Commission on the SCOGG POCD time permitting

3. PUBLIC COMMENT: None

4. 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 706 (Incentive Housing Zone Overlay)

Secretary Siner read the application into the record.

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

Rebecca Augur of Milone & MacBroom came before the Commission to answer any questions and concerns pertaining to the Incentive Housing Regulations. The Commission had continued the Public Hearing on this application from January.

The Commission discussed Affordable Housing Regulations versus Incentive Housing Regulations. Members of the Affordable Housing Commission were also present for this hearing.

Ms. Augur stated that the regulations before the Commission were specifically written for the Wintechog Hill property.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. There were none.

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.

MOTION by E. Boissevain, SECOND by W. Wilkinson to close the public hearing on RC #16-076. MOTION CARRIED UNANIMOUSLY.

5. COMMISSION REVIEW:

SPL #17-006 (Site-Plan) Application of Mark Fisher, TO Design, LLC, 114 West Main Street, #202, New Britain, CT 06051 for property owned by the Town of North Stonington to expand the gymnasium to include classrooms & the elementary school will be expanded & renovated. A new site circulation system will be implemented along with other site amenities on properties located at 297 & 311 Norwich-Westerly Road, North Stonington, CT 06359 in an R-60/WSPO Zone. Tax Map #108, Lots #3462 & 3463

(Commission reviewed on 03/02/17 & continued to 04/06/17; Application received on 02/09/17 & Commission must act on or by 4/14/17)

Secretary Siner read the application into the record.

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

Rusty Malik, Lead Architect, Robert DeLuca, P.E. of CLA Engineers and Mark Fisher, TO Designs came before the Commission to present the site-plan for the school project.

They went over the site plan in detail with the Commission and addressed comments submitted by PDZEO Hodge. The Commission determined they would like to have their own engineer review the drainage details.

The Commission would contact an engineer to review the plans and continue this review to their April 6th meeting.

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 706 (Incentive Housing Zone Overlay)

Secretary Siner read the application into the record.

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

MOTION by A. Brown, SECOND by E. Boissevain to withdraw application RC #16-076. MOTION CARRIED UNANIMOUSLY.

7. PLANNING ISSUES & DISCUSSION:

The Commission discussed contacting Robert Schuch of Schuch Engineering to do a review of the site-plan for the Town of North Stonington school project specifically drainage on behalf of the P&Z Commission.

E. Boissevain will update the Commission at their March 9th meeting on the Southeastern CT Council of Governments POCD

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

J. Hodge stated she would meet with Mr. Malchman on 03/06 pertaining to a temporary Zoning Compliance for a single-family residence.

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 01/12/17

The Commission accepted the minutes of 01/12/17 as written

13. ADJOURNMENT:

MOTION by E. Boissevain, SECOND by W. Wilkinson to adjourn the meeting at 9:20 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant

Planning & Zoning Office