



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 2, 2018 7:00 P.M.

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

MINUTES APPROVED ~ AUGUST 9, 2018

1. CALL MEETING TO ORDER: Secretary Siner called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 2, 2018 at 7:02 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Joseph Siner, Secretary, Wayne Wilkinson and Alternate Members Pat Lewis and Connie Berardi

COMMISSIONERS ABSENT: Lou Steinbrecher, Chairman, Ann Brown, Vice-Chair, Lisa Wood and Alternate Member Rod Porter

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. WORKSHOP:

Steve MacCormack presented a proposal for 76 Norwich-Westerly Road

Mr. MacCormack presented a proposal for building design and canopy for a potential gas station at 76 Norwich-Westerly Road and wanted the Commission's approved for the design of the building.

J. Hodge stated there are no specific design guidelines for structures, but there is site design standards and requirements that must be adhered to, and the Commission cannot give any formal approvals during workshop.

Mr. MacCormack stated he would relay the feedback he received at the workshop to the potential developer.

5. PLANNING ISSUES & DISCUSSION:

A. Wintechog Hill Road Project/Affordable Housing

J. Hodge updated the Commission on the Pro-Forma that was done and stated she would like to have them attend a Planning & Zoning Meeting along with the Affordable Housing Commission to present it to the Commissions.

B. Village Preservation Overlay Map & other zoning map amendments

J. Hodge went over the proposed changes and stated the proposed changes to the map would primarily fix discrepancies between the actual classification shown on the property card and the zone classification shown on the map. J. Hodge also discussed changing the boundaries on certain parcels in the current Village Preservation Overlay Area (VPOA) to match the Historic Village Map included in the National Register of Historic Places Inventory. This would result in some parcels being added to the VPOA and some (or a portion of a few parcels) being removed from the VPOA.

J. Hodge will submit an application for the Commission's next meeting on the proposed changes to the map.

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

ZEO Activity Report/July

J. Hodge went over her activity report for July and updated the Commission on signage violations at various locations, Ward and Broccoli appeals, Tillinghast clean-up, 95 House and Gary's building demolitions. J. Hodge also informed the Commission that the KOA Campground was interested in getting the water line extended from Westerly to their property. M. Urgo and members of the WPCA are scheduled to meet with Westerly Officials on August 7th.

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 07/05/18

The Commission accepted the minutes of 07/05/18 as submitted.

11. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by C. Berardi to adjourn the meeting at 8:20 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office