



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, AUGUST 9, 2018 7:00 P.M.**

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

**MINUTES APPROVED ~ SEPTEMBER 6, 2018**

**1. CALL MEETING TO ORDER:** Secretary Siner called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 9, 2018 at 7:08 p.m. at the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** Joseph Siner, Secretary, Wayne Wilkinson and Alternate Members Rod Porter and Connie Berardi

**COMMISSIONERS ABSENT:** Lou Steinbrecher, Chairman, Ann Brown, Vice-Chair, Lisa Wood and Alternate Member Pat Lewis

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

**2. ADDITIONS TO THE AGENDA:** None

**3. PUBLIC COMMENT:** None

**4. PLANNING ISSUES & DISCUSSION:**

**A. Wintechog Hill Road Project/Affordable Housing**

J. Hodge handed out to the Commission members the summary of the Financial Analysis of Development Alternatives for the Wintechog Hill Road Affordable Housing Concept for the Commission to review. J. Hodge stated that the Eastern Connecticut Housing Opportunities (ECHO) will present their findings of various affordable housing development alternatives at the Commission's September 6<sup>th</sup> meeting.

**B. POCD & Town Strategic Planning**

J. Hodge updated the Commission stating that she meets weekly with Mike Uργο, Christine Dias and Dan Spring to discuss strategic planning priorities. The group is coming up with a mission statement and a list of 6 top priorities on which to focus, keeping in mind the need to balance growth with the preservation of our rural character.

J. Hodge also discussed signage and landscaping pertaining to the new Emergency Services Building. The 1<sup>st</sup> Selectman would like to place a free-standing sign on the property to help clarify that both the fire department and ambulance are

housed in the building. J. Hodge also discussed a landscaping complaint received by the property owner who abuts the Dollar General.

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

Zoning Enforcement Update

J. Hodge went over a list of zoning violations on several properties where there has been no response to notices of active violations and asked if she should refer the cases to the Town Attorney for further enforcement. The Commission present agreed to move forward with enforcement proceedings.

**6. NEW APPLICATIONS:**

**MP AM #18-065 (*Map Amendment*)** Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to fix discrepancies on zoning map between actual zoning classification & zone shown on map for the following parcels: Change parcel Map #112, Lot 7790 from R60 back to HC, change parcel Map #94, Lot #5630 from R60 to R80; Change boundaries of the current Village Preservation Overlay Area (VPOA) to match Historic Village Map included in National Register of Historic Places Inventory affecting the following parcels: Map #109, Lots #5881, 5292, 4317, 1666, 9924, 3249, 9256, 6356, 1509, 9626, 8810, 8044, 9100, 0300, 7362, 3554, 0845 & 7195

The Commission scheduled the Public Hearing on application MP AM #18-065 for September 6, 2018.

**7. OLD BUSINESS:** None

**8. NEW BUSINESS:** None

**9. REVIEW MINUTES:**

Review minutes of Regular Meeting of 08/02/18

The Commission accepted the minutes of 08/02/18 as submitted.

**10. ADJOURNMENT:**

**MOTION by W. Wilkinson, SECOND by C. Berardi to adjourn the meeting at 7:55 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office