



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 6, 2018 7:00 P.M.

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

MINUTES APPROVED ~ OCTOBER 4, 2018

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, September 6, 2018 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Joseph Siner, Secretary, and Alternate Member Connie Berardi

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Wayne Wilkinson, Lisa Wood and Alternate Members Pat Lewis and Rod Porter

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT:

Nita Kincaid, Selectwoman, reminded the Commission of the NoSton Fest on September 22nd and handed out reminder cards.

4. WORKSHOPS:

Pam Days-Luketich, Vice-Chair, Southeastern CT Housing Alliance presented a summary of the Housing needs study & Julie Savin & Peter Battles of Echo, presented a financial analysis of development alternatives for Wintechog Hill Road Affordable Housing Concept Plan.

Pam Days-Luketich & Amanda Kennedy of SECHA a non-profit corporation that provides a regional approach to affordable housing challenges went over the 2018 Southeaster CT Housing Needs Assessment for the region and North Stonington. The topics they summarized included shifting demographic shifts, changing needs/demands for housing, opportunities for housing in North Stonington, and Southeastern Connecticut's Housing landscape in general.

Peter Battles, Executive Director and Julie Savin, Vice-President of Eastern Connecticut Housing Opportunities (ECHO) went over the financial analysis of several development alternatives for the Wintechog Hill Road Affordable Housing Concept Plan.

All development alternatives modeled were characterized by a mix of single-family homes to be developed for sale and town-house style rental apartments to be developed in clusters of four dwelling units per building.

The presentation included study inputs, and the different alternatives analyzed. J. Hodge will meet with ECHO to discuss the different alternatives and next steps.

MOTION by L. Steinbrecher, SECOND by J. Siner to amend the agenda to hear Commission Review before Public Hearing. MOTION CARRIED UNANIMOUSLY

5. COMMISSION REVIEW:

CGS #18-071 (CT General Statute 8-24), On behalf of the Board of Selectmen, First Selectman Michael Urgo requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: Seeking approval to 2 sell parcels pending approval at a Town Meeting, 119 & 123A Clarks Falls Road, in an R-80 Zone. Tax Map #98, Lots #9461 & 1486.

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, J. Siner, C. Berardi

1st Selectman Mike Urgo, went over the request stating that the North Stonington Baptist Church did not wish to continue to maintain the unoccupied facilities, but would like to have sold them in order to recoup the investments made over the past thirteen years. M. Urgo stated that the church's request was not acted upon by the Town and because the church no longer uses the buildings, per a reverter clause on the deeds, the property ownership reverts back to the Town. This was confirmed at the May 2018 Town Meeting.

J. Hodge stated that the properties have severe limitations with respect to the availability of septic, and/or water. The properties are in disrepair as well. The Commission discussed several possible options for use of the properties and recommended that the immediate abutting property owners be approached first to determine whether they had any interest in purchasing either of the properties. If they did not have interest, then the properties would be sold at market value.

MOTION by J. Siner, SECOND by C. Berardi to approve the request to sell the two properties at market value, and the Commission recommends that the three immediate abutting property owners be approached first to determine whether they had any interest in purchasing either of these properties. MOTION CARRIED UNANIMOUSLY

6. PUBLIC HEARING:

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

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, J. Siner, C. Berardi

J. Hodge went over the application stating the purpose of this application is to fix discrepancies on the zoning map between the actual zoning classifications and the zones shown on the map and to change the boundaries of the current

Village Preservation Overlay Area to match the Historic Village Map included in the National Register of Historic Places Inventory.

The Commission discussed this proposal at an earlier Commission meeting and instructed J. Hodge to submit an application.

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

Chairman Steinbrecher asked if there was anyone from the public wishing to speak in favor of this application. There were none.

Chairman Steinbrecher asked if there was anyone from the public wishing to speak against this application. There were none.

MOTION by C. Berardi, SECOND by J. Siner to close the Public Hearing on MP AM #18-065. MOTION CARRIED UNANIMOUSLY

MOTION by J. Siner SECOND by C. Berardi to amend the agenda to add Pending Applications after Senior Planner & Zoning Official's Report/Issues. MOTION CARRIED UNANIMOUSLY

7. PLANNING ISSUES & DISCUSSION:

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

ZEO Activity Report/August

J. Hodge went over her activity report for the month of August and told the Commission she would like to attend a SNEAPA Conference in Hartford on October 18th & 19th. The Commission had no objection to her attending.

9. PENDING 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

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, J. Siner, C. Berardi

MOTION by C. Berardi, SECOND by J. Siner to approve 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. Effective the day after publication, September 14, 2018. MOTION CARRIED UNANIMOUSLY

10. NEW APPLICATIONS: None

11. OLD BUSINESS: None

12. **NEW BUSINESS:** None

13. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 08/09/18

The Commission accepted the minutes of 08/09/18 as submitted.

14. **ADJOURNMENT:**

MOTION by J. Siner, SECOND by C. Berardi to adjourn the meeting at 9:20 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office