



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

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

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

MINUTES APPROVED ~ JANUARY 3, 2019

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

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Ann Brown, Vice-Chair (left at 9:00 p.m.), Joseph Siner, Secretary, Wayne Wilkinson, Lisa Wood and Alternate Members Pat Lewis, Connie Berardi and Rod Porter

COMMISSIONERS ABSENT: None

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. PUBLIC HEARING:

TX/AM #18-083 (*Text Amendment*) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to **(1)** Revise Section 1004 (Country Inn) specifically Sections 1004.1 (Intent) and 1004.2(G) and (L) (General Provisions) to eliminate the requirement that a Country Inn be located on a parcel accessed by a "Primary Road" (per Town Road List); reduce the minimum acreage from 6 acres to 4 acres; and require Special Permit modification if events are considered after initial approval. **(2)** Revise Section 502 (Permitted Uses) to require a Special Permit for a Country Inn in the R80 Zone. **(3)** Revise Definition of Farm Winery to indicate minimum acreage is ten acres not 25

Chairman Steinbrecher read the application into the record.

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

Chairman Steinbrecher stated that based on the feedback from the Commission's last meeting, he would like to make a motion to withdraw the application in its entirety, giving the Commission time to work on the Town road list which requires Country Inns to be located off a primary road.

MOTION by L. Steinbrecher, SECOND by J. Siner to withdraw TX/AM #18-083 in its entirety. MOTION CARRIED UNANIMOUSLY

B. SPP #18-091 (*Special Permit*) Application of Ellyn Schlageter/Christadelphian Care Network, Inc., 399 Bradford Rd. #8, Bradford, RI 02808 for property owned by Lawrence H. & Susan V. Southwick, at 200 Wyassup Road, N. Stonington CT 06359 to convert an existing structure into a micro-assisted living facility in an R80 Zone. Tax Map #87, Lot #3933 (*PH scheduled to open on 12/06/18; Commission received on 11/08/18 & PH must close on or by 01/09/19*)

Chairman Steinbrecher read the application into the record.

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

Ellyn Schlageter and Peter Gardner, Land Surveyor were present for this application.

Peter Gardner went over the site-plan and stated this is an existing single-family residence being converted to a Micro-Assisted Living Facility with no wetlands on the property. The applicant is proposing to house 12 residents and the home has an existing elevator that services all floors from the basement to the 3rd floor. There are currently 5 bedrooms, 5 full bathrooms and 4 ½ baths, some interior changes will be made to create the added bedrooms and bathrooms. Mr. Gardner stated the applicant is proposing 20 parking spots, some new lighting for the portion of the building facing the larger parking area, and one additional lamp is being proposed by the driveway entrance.

Mr. Gardner also stated there will be some site work which involves widening the existing 10' gravel driveway to 14' to better accommodate emergency vehicles and to be compliant with current driveway standards. Ornamental landscaping is proposed around the new parking area.

J. Hodge went over her review of the application and stated there were some errors and/or missing information that needed to be provided pertaining to landscaping, lighting, driveway detail and other general notes. J. Hodge also stated that the Planning & Zoning Commission is charged with the task of making sure that uses allowed under a Special Permit meet the criteria to allow this type of use and that she understands the concerns of the neighbors and there is a tremendous need for this type of housing in this community.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. The following people spoke with concerns that included some of the following issues: water supply, generator and fire alarm noise, taxing our emergency services, signage, lowering of property values, lighting, taxes, and landscaping.

Joan Carroll – 199 Wyassup Road
Andrew Carroll – 199 Wyassup Road
Meredith Bliss – 145 Wyassup Road
Gil Bliss – 145 Wyassup Road
Todd Krysiwicz – 182 Wyassup Road
Nita Kincaid – 51 Babcock Road
Bob Carlson – 241 Northwest Corner Road
Mike Ward – 79 Pinewoods Road
Jonathan Edwards – 75 Chester Main Road
Joe Gross – 2 Cedar Crest Drive
Charlie Smith – 441 Pendleton Hill Road

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. The following people spoke:

Meredith Bliss
Gill Bliss
Todd Krysiwicz
Andrew Carroll
Joan Carroll

MOTION by A. Brown, SECOND W. Wilkinson to continue the Public Hearing on SPP #18-091 to January 3, 2019. MOTION CARRIE UNANIMOUSLY

5. PENDING APPLICATION:

SPP #18-091 (*Special Permit*) Application of Ellyn Schlageter/Christadelphian Care Network, Inc., 399 Bradford Rd. #8, Bradford, RI 02808 for property owned by Lawrence H. & Susan V. Southwick, at 200 Wyassup Road, N. Stonington CT 06359 to convert an existing structure into a micro-assisted living facility in an R80 Zone. Tax Map #87, Lot #3933 (**NO ACTION NEEDED**)

6. COMMISSION REVIEW:

Bond release request by G.L. Jordon Construction, LLC for \$41,000 for Drainage Systems & \$21,000 for the Erosion/Sediment Control Bond in conjunction with approved **SPL #18-002 (*Dollar General*)** Application of Jason Horowitz (GBT Realty, Inc.) North Stonington DCTP, LLC, 9010 Overlook Boulevard, Brentwood, TN 37027 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 330 Clarks Falls Road in an HC Zone. Tax Map #112, Lot #4527

Secretary Siner read the request into the record.

J. Hodge stated she inspected the site and has no issues.

MOTION by J. Siner, SECOND by W. Wilkinson to APPROVE the Bond release request by G.L. Jordon Construction, LLC for \$41,000 for Drainage Systems & \$21,000 for the Erosion/Sediment Control Bond in conjunction with approved **SPL #18-002 (*Dollar General*)** Application of Jason Horowitz (GBT Realty, Inc.) North Stonington DCTP, LLC, 9010 Overlook Boulevard, Brentwood, TN 37027 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 330 Clarks Falls Road in an HC Zone. Tax Map #112, Lot #4527 **MOTION CARRIED UNANIMOUSLY**

7. PLANNING ISSUES & DISCUSSION:

A. Wintechog Hill

J. Hodge stated she met with some members of the Affordable Housing Committee for next steps and it was the recommendation of the Committee to hire Milone & MacBroom and have them work on Phase 1, which is the 8 acres at the top half the property and to make sure the septic is adequate for that area and to figure out what that site can hold.

B. Town Owned Properties

J. Hodge stated the Selectmen are contemplating selling the 3 town owned parcels on Route 2 and she doesn't feel the Commission needs to have much discussion on this as the uses will be governed by the zoning regulations and the VPOA zone.

C. Strategic Plan

J. Hodge stated she has been working with Dan Spring, Christine Dias and Mike Urgo on a strategic plan and went over the 6 goals and challenges and is asking for feedback from the Boards and Commissions.

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

ZEO Activity Report/November

J. Hodge went over her activity report with the Commission and reviewed the site inspections, stated that the Ward case the briefs have been drafted, Broccolo case, the brief has been filed and went over her meetings for the month.

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 11/01/18

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

13. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by J. Siner to adjourn the meeting at 9:38 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office