



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, JANUARY 10, 2019 7:00 P.M.**

**Wheeler Middle/High School  
Media Center  
298 Norwich-Westerly Road  
North Stonington, CT 06359**

**MINUTES APPROVED ~ FEBRUARY 7, 2019**

**1. CALL MEETING TO ORDER:** Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, January 10, 2019 at 7:00 p.m. at the Wheeler Middle/High School, Media Center.

**COMMISSIONERS PRESENT:** Lou Steinbrecher, Chairman, Joseph Siner, Secretary, and Alternate Members Pat Lewis and Connie Berardi

**COMMISSIONERS ABSENT:** Ann Brown, Vice-Chair, Wayne Wilkinson, 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:**

Ron Lewis discussed rezoning of parcels outside of village

Mr. Lewis came before the Commission to discuss the possible rezoning of 4 parcels just outside the Village Area at the intersection of Route 2 and Mystic Road. One of the 4 parcels is the existing farm stand which he owns and operates. He stated that he would like to expand the farm stand and offer more products for sale such as ice cream. He has discussed this potential rezoning with the owner of the gas station, and suggested that a change in zone from residential to commercial might allow the gas station to make updates/improvements to their property. The residential designation the property restricts what they can do.

The Commission members present were generally receptive to the idea. The Commission requested Mr. Lewis come before the Commission again with the owner of the Gas Station for another workshop.

## **5. PLANNING ISSUES & DISCUSSION:**

Discussion with the Board of Selectmen & the Economic Development Commission on the Strategic Plan & 2019 Budget

Selectman Mike Urgo opened the meeting with a power point presentation of the 2019 Draft Strategic Plan which included Mission and Goals, Milestones and Related Goals Summary, Timeline of Goal Milestones, and Goals & Next Steps. The plan was drafted by M. Urgo, C. Dias, J. Hodge and D. Spring with input from the chairs of all the Boards and Commissions.

The Planning & Zoning Commission stated they had made a lot of progress on implementing the goals outlined in the 2013 POCD, and that current priorities include continuing to work on the Wintechog Hill Road Project and encouraging development of the three town-owned parcels on Main Street. They are continuing to streamline the Land-use permitting process, and would like to explore training for new Planning & Zoning members.

The Economic Development Commission stated they are continuing to work on the Map Project, marketing materials, a business outreach program for new and existing businesses, and possibly showcasing a business of the month on the website and on their Facebook page. A suggestion was made to have the EDC members focus on hosting networking and/or training events as they have had some success there.

M. Urgo showed a video of the Town Promotional video he produced with help from students.

Chairman Steinbrecher as if there were any questions or comments from the public. The following people spoke: Shawn Murphy and Ron Lewis

## **6. PUBLIC HEARING:**

**A. SPP #18-106 (*Special Permit*)** Application of Peter C. Gardner, P.O. Box 335, Gales Ferry, CT 06335 for property owned by Steven E. MacCormack, for property located at 76 Norwich-Westerly Road, N. Stonington CT 06359 to construct a Convenience Store/Gas Station in an EDD/WSPO Zone. Tax Map #122, Lot #4863 (**NO ACTION NEEDED**; ***PH scheduled to open on 02/07/19; Commission received on 01/03/19; & PH must close on or by 03/13/19 unless an extension is granted***)

**B. TX/AM #18-107 (*Text Amendment*)** Application of Edward C. Learned, 79A Pinewoods Rd., North Stonington, CT 06359 to (1) Revise Chapter 10 Supplemental Regulations 1001 Agriculture. Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail). Specifically; Section 1001.3(C) Non-Agriculturally Related Uses & Section 1001.3(D) Farm-Brewery (SPL) to require a Special Use Permit & approval by the Commission. (2) Revise Chapter 5-Residential Zoning Districts Section 502 Permitted & Special Permit Uses; Agricultural Uses, specifically Agricultural 1001, subsection Section 1001.3 Accessory Uses (Ag-tivities, Tourism, Retail) (C) & (D) Farm Brewery to require a Special Use Permit review & approval by the Commission. (**NO ACTION NEEDED**; ***PH scheduled to open on 02/14/19; Commission received on 01/03/19; & PH must close on or by 03/20/19 unless an extension is granted***)

**7. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES:** None

**8. NEW APPLICATIONS:** None

**9. OLD BUSINESS:** None

**10. NEW BUSINESS:** None

**11. REVIEW MINUTES:**

Review minutes of Regular Meeting of 01/03/19

The Commission accepted the minutes of 01/03/19 as submitted.

**12. ADJOURNMENT:**

**MOTION by C. Berardi, SECOND by J. Siner to adjourn the meeting at 8:25 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office