



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MARCH 14, 2019 7:00 P.M.

**Recreation Center
Old Fire House
267 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES APPROVED ~ APRIL 4, 2019

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 14, 2019 at 7:00 p.m. at the Recreation Center, Old Fire House.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Joseph Siner, Secretary, Connie Berardi & Alternate Member Pat Lewis

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Wayne Wilkinson & Alternate Member Rod Porter

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. PUBLIC HEARING:

A. 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. ***(PH opened on 02/14/19 & continued to 03/14/19; Commission received on 01/03/19; & PH must close on or by 03/20/19 unless an extension is granted)***

Chairman Steinbrecher read the application into the record.

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

Atty. Kepple went over the proposed change to the text amendment and stated it was not the applicant's intent to revise or amend Section 1001.3(c) Non-agriculturally Related Uses in any manner. We do not want the text amendment to require the issuance of a special permit for any of the activities set forth in that section. Atty. Kepple stated it remains their only intent is to propose the adoption of a Special Permit Application and approval by the Commission for Section 1001.3(d) Farm Brewery. Atty. Kepple stated we believe it to be critical to the public's interest and the preservation of working farms in the community that an application for a Farm Brewery to be subject to Section 1303, Special Permit Application.

Atty. Londregan reviewed the text clarification and gave a brief overview of last month's meeting proceedings.

Mike Ward asked the Commission the process for a Special Permit and J. Hodge explained the process.

Chairman Steinbrecher asked if there was anyone from the public speaking in favor of this application. The following people spoke:

Kevin Blacker, Noank

Shawn Murphy, Kingswood Dr.

Ben Learned, Pinewoods Rd.

Tim Learned, Pinewoods Rd.

Peter Renehan, E. Clarks Falls Rd.

Kyle McCue, Main Street

Betty Perkowski, Hangman Hill Rd.

Mike Burrows, Cossaduck Hill Rd.

The following people asked question or made comments pertaining to this application:

Ben Tarro, Norwich

Dick Seager, Wyassup Rd.

Shawn Murphy, Kingswood Rd.

Brian Williams

George Palmer, Clarks Falls Rd.

Brian Rathbun, Grindstone Hill Rd.

Chairman Steinbrecher asked if there was anyone from the public speaking against this application. The following people spoke:

Beth Tillman, Firefly Farm, Button Rd.

Paul Buehler, Cossaduck Hill Rd.

Martha Bradshaw, Denison Hill Rd.

Van Brown, Button Rd.

Carolyn Howell, Providence-New London Trpk.

Laura Tillinghast

Ron Dole, Pinewoods Rd.

Sabrina Buehler, Cossaduck Hill Rd.

Dr. Stefana Pecher, Norwich-Westerly Rd.

Chairman Steinbrecher read a letter in support of the text amendment from the following person:

D.N. DiBrino, Grindstone Hill Rd.

Chairman Steinbrecher read a letter against the text amendment from the following people:

Erick & Patty Taylor, Jeremy Hill Rd.

Deborah Finco, Anthony Rd.

Mike Urgo, 1st Selectman

D.J. Noyes, Wyassup Rd.

Atty. Kepple rebutted by saying that a Farm Brewery needs to be by Special Permit, to allow traffic issues to be addressed, abutters to be notified for their input, to have them show that their proposed Farm Brewery would be a benefit to the Town.

The Commission asked questions or had comments pertaining to this application.

MOTION by C. Berardi, SECOND by J. Siner to close the Public Hearing on TX AM #18-107. MOTION CARRIED UNANIMOUSLY

B. 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 opened on 02/07/19 & continued to 03/07/19 & 04/04/19, 29-day extension granted until 04/11/19; Commission received on 01/03/19; & PH must close on or by 04/11/19 unless another extension is granted; Commission meets 04/04 & 04/11)*

5. PENDING APPLICATIONS:

A. 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.

Atty. Londregan stated the Commission is acting in a legislative capacity and to remember that this application is not site specific. Atty. Londregan stated that the roads are public and anyone can use them and the applicant is acting on the assumption there will be increased traffic and that the Commission needs to consider whether this is consistent with your Plan of Conservation and Development.

The Commission will carry this on their April agenda for deliberation.

B. 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)**

6. PLANNING ISSUES & DISCUSSION:

J. Hodge asked if the Commission would like Atty. Avena at their next meeting. The Commission thought it would be a good idea to have him present.

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

8. **NEW APPLICATIONS:** None

9. **OLD BUSINESS:** None

10. **NEW BUSINESS:** None

11. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 03/07/19

The Commission accepted the minutes of 03/07/19 as submitted.

12. **ADJOURNMENT:**

MOTION by J. Siner, SECOND by C. Berardi to adjourn the meeting at 8:45 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office