

# Planning and Zoning Commission Minutes 04/06/2017

**Approved**

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Town of  
**North Stonington, CT**  
PLANNING & ZONING COMMISSION

## **REGULAR MEETING**

**THURSDAY, APRIL 6, 2017 7:00 P.M.**

**New Town Hall**

**Conference Room**

**40 Main Street**

**North Stonington, CT 06359**

**MINUTES APPROVED ~ APRIL 13, 2017**

1. **CALL MEETING TO ORDER:** Chairman L. Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, April 6, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** Lou Steinbrecher, Chairman, Elaine Boissevain, Vice-Chair, Joseph Siner, Secretary, Wayne Wilkinson and Alternate Member Pat Lewis

**COMMISSIONERS ABSENT:** Ann Brown, Alternate Members Ed McGowan and Julie Lanier

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

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

**3. PUBLIC COMMENT:**

1<sup>st</sup> Selectman Shawn Murphy stated there will be a Town Hall meeting on April 20<sup>th</sup> at 7:00 p.m. at the Elementary School with our State Representatives and a Tri-Board meeting with the Selectmen, Board of Finance and the Board of Education on April 27<sup>th</sup> at 7:00 p.m. in the Media Center.

**4. OLD BUSINESS:**

**MOD/SPEC #12-022 (*Modification of Special Permit #06-038*)** Application of the North Stonington Little League Association, Inc., P.O. Box 419, North Stonington, CT 06359 to phase construction of an approved 5 field Little League complex with associated improvements, including but not limited to parking, lighting, & wastewater disposal. Property is located at 74 Swantown Hill Road, North Stonington, CT 06359 in an R-80 Zone. Tax Map #77, Parcel #2994

Secretary Siner read the application into the record.

J. Hodge stated this is not a new application before the Commission. J. Hodge went over her memo pertaining to the Little League project and stated the site-plan has expired and the work required in the last approval they received in 2012 has not been completed.

J. Hodge stated she recommend the following:

- 1. The applicants may be permitted to use the field this spring only after an inspection confirms compliance with the terms of the administrative approval that was given on 03/29/12 which stated the following:**

**The following items must be addressed before you may begin using the facility:**

**A site visit will be conducted within 2 weeks to determine the adequacy of the sight lines indicated on the Plan and to determine if additional grading is needed to eliminate any potentially hazardous site conditions.**

**The drainage basins/swales shall be constructed in accordance with the original Site Plan as part of Phase 1.**

**Any equipment/machinery stored on site during any construction phase shall be stored in a designated location, preferably set back from the road and not easily accessible to any ‘curious spectators’ during a game.**

**Topsoil shall be stockpiled in designated locations with appropriate SE & SC measures in place. All required SE & SC measures must be properly installed, inspected and maintained throughout all phases.**

**Construction phase narrative needs to be corrected to eliminate all references to drainage pipes and manholes (etc.) Narrative should reflect the actual plan of action.**

**Applicants shall inform this office of any changes to the Site Plan as discussed (i.e. change in dumpster location, alternative temporary dugouts, etc.)**

**2. The remaining \$50,000 bond should be used (by the Town) to hire a contractor to complete the landscaping, and soil erosion and control, removing topsoil and any other material stockpiles, and to stabilize the disturbed soils where the other fields had been proposed.**

**3. The applicants must submit a completely new Site Plan before any further development of the Site can begin. The Special Permit is still valid – barring any major departure from what was originally approved or any major changes in our regulations. Only the Site Plan must be re-submitted for approval.**

Mr. Chad Sweet who is one of many helping to oversee the construction of the ballfield stated he is concerned most with the sight lines and a permanent dugout.

The Town will keep the bond and discuss at a later day.

Brad Borden, Swantown Hill Road stated he was concerned about the sight lines.

## **5. COMMISSION REVIEW:**

**A. SPL #17-006 (*Site-Plan*)** Application of Mark Fisher, TO Design, LLC, 114 West Main Street, #202, New Britain, CT 06051 for property owned by the Town of North Stonington to expand the gymnasium to include classrooms & the elementary school will be expanded & renovated. A new site circulation system will be implemented along with

other site amenities on properties located at 297 & 311 Norwich-Westerly Road, North Stonington, CT 06359 in an R-60/WSPO Zone. Tax Map #108, Lots #3462 & 3463

***(Commission reviewed on 03/02/17 & continued to 04/06/17; Application received on 02/09/17 & Commission must act on or by 4/14/17)***

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, W. Wilkinson, P. Lewis

Rusty Malik, Lead Architect, Robert DeLuca, P.E. of CLA Engineers and Mark Fisher, TO Designs were present for this application.

Mr. DeLuca stated he has submitted a revised deed and submitted revised plans.

J. Hodge stated that her concerns have been addressed along with an updated property description and all engineering concerns submitted by Robert Schuch, of Schuch Engineering have been addressed by Mr. DeLuca. J. Hodge stated the signage is not part of this review and that will come back at a later date.

**MOTION by E. Boissevain, SECOND by W. Wilkinson to approve Site Plan Application #17-006 of Mark Fisher, for additions and renovations to school properties owned by the Town of North Stonington located at 297 & 311 Norwich-Westerly Road, North Stonington and a separate sign permit will be required prior to any installation of new signs. MOTION CARRIED UNANIMOUSLY.**

**B. MODSPL/CU #17-021 (*Site-Plan Modification/Change of Use*)** Application of B&M Landscaping, LLC, 323 Clarks Falls Rd., North Stonington, CT 06359 for a change of use to lawn & garden center with landscaping company and associated site-plan modifications on property owned by Stano Trombino at 323 Clarks Falls Rd., North Stonington, CT 06359 in a HC Zone. Tax Map #112, Lot #0261

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, W. Wilkinson, P. Lewis

Mr. Brian Hoitt was present for this application.

J. Hodge went over her memo for this application stating this application is primarily a change of use from retail (Auction House to retail (Lawn & Garden Center/Commercial Services). The current building also houses the Subway Sandwich Shop. J. Hodge stated that exterior improvements include relocating 4 parking spaces to the rear of the building for employees; relocating the existing dumpster from the rear of the building to an enclosed area near the Subway; adding a 40' x 28' greenhouse, adding 4 large and 3 small mulch bins, creating a boulder retaining wall to the rear of the building; the addition of a privacy chain link fence and relocating some existing shrubs to the area that was formerly used as overflow parking which is now proposed for business vehicle parking. The new disturbed areas for internal access to the bins and equipment/business vehicle parking area will be gravel. There is also a proposed small deck and external stairs to access the 2<sup>nd</sup> floor office above the Subway Shop.

No changes are proposed to the existing paved areas, drainage or septic systems, access to the site, or lighting. Some regrading and filling is proposed to provide the internal access described above to create level space for proposed bins.

The current sign will be relocated to the front landscaped area behind the existing stone wall which the applicant has provided no details for so a separate sign application will be needed. The site does contain an existing legally non-conforming sign that is currently in poor condition, the property owner will fix the sign and add his new business.

It should also be noted that currently B&M Landscaping is operating out of a residence as an unpermitted Home Occupation. Enforcement was started and owners were advised that the only way to resolve the matter was to find a suitable location for the business in one of the non-residential zones.

Mr. Hoitt answered a few general questions pertaining to the landscaping business that were asked by the Commission.

The Commission consensus was that the changes are not significant and the ZEO can handle the application administratively.

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

### **POCD Implementation**

J. Hodge stated she would like to task each chairman to review the action plans and pick out 1 to 2 key items to discuss at the next regular meeting. A smaller Committee made up of the Chairmen of the major Boards and Commissions met to discuss strategies to implement the POCD and will continue to meet on the months that have a 5<sup>th</sup> Thursday.

The Commission and J. Hodge also discussed the Rt. 2 (western end) re-zoning.

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

## ZEO Activity Report

J. Hodge went over her activity for the month of March with the Commission

8. **NEW APPLICATIONS:** None

9. **NEW BUSINESS:** None

10. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 03/09/17

The Commission accepted the minutes of 03/09/17 as written

11. **ADJOURNMENT:**

**MOTION by W. Wilkinson, SECOND by E. Boissevain to adjourn the meeting at 9:20 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant

Planning & Zoning Office