



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 6, 2019 7:00 P.M.

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

MINUTES APPROVED ~ JUNE 13, 2019

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 6, 2019 at 7:03 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Ann Brown, Vice-Chair, Joseph Siner, Secretary, Wayne Wilkinson, & Connie Berardi

COMMISSIONERS ABSENT: Alternate Members Pat Lewis & 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. REVIEW MINUTES:

Review minutes of Regular Meeting of 05/02/19

The Commission accepted the minutes of 05/02/19

5. NEW APPLICATIONS:

TX/MP AM #19-045 (*Text/Map Amendment*) Application of Ronald Lewis, 8 Reutemann Rd., N. Stonington, CT 06359 requesting a map & text amendment to change two (2) existing commercially used lots in the R-40 Zone (1 Mystic Rd., Tax Map #108, Lot # 6846 & 339 Norwich-Westerly Rd., Map #108, Lot #4196) to a new zone Village Commercial (VC). Specific sections to be amended/added are: Ch. 1, Section 104 (Zoning District & Overlay Areas); Ch. 4 (Dimensional Requirements) Sections 401, 402.2, 403, 404.1, 405.1 & 406; Ch. 6, Sections 601.1

(Purpose) & 602 (Permitted & Special Permitted Uses). (*Commission to receive on 06/06/19 & schedule for PH on or by 08/09/19*)

The Commission scheduled the Public Hearing on TX/MP AM #19-045 for July 18, 2019

6. COMMISSION REVIEW:

CGS #19-047 (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: The Town is requesting permission to sell the property located at 163 Wintechog Hill Rd., Tax Map #93, Lot #6737 in an R-80 Zone for the development of affordable housing, pending Town Meeting approval.

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

Mike Urgo, 1st Selectman, went over the request for a potential affordable housing development. Mr. Urgo stated that a part of that land was left to the Town for affordable housing and it would be sold for less than market value. Mr. Urgo stated they would like to utilize the 8 acre parcel with a possible lot line adjustment to add on 2 additional acres.

J. Hodge gave a project history stating that the 108+ acres originally for sale for \$607,000 and appraised at \$826,629 in 2005 was donated to the Town in 2011, for the possible development of affordable housing. J. Hodge stated that in 2012, UCONN students were hired to look at these Town owned parcels on Wintechog Hill and create concept plans for the development of housing and other low impact uses. In 2013, from this initial work, the Committee decided to apply for, and later did receive a \$20,000 HOME CT grant to further investigate the feasibility of creating an Incentive Housing Overlay Zone on the site. Part of the grant was also to be used to develop Incentive Housing Zone Regulations for the PZC to consider. Since 2013, the Town has acquired an additional 8 acres.

The feasibility study was completed and a basic plan showing septic and well locations was submitted to PZC on May 28, 2015. The proposed regulations for the Incentive Housing Zone, included the scope of work covered by the HOME CT Grant was presented to PZC on March 2, 2017 and PZC denied the application because they believed the density required for an Incentive Housing Zone was not in keeping with the character of the Town.

In November of 2016, the NSAHC requested that the BOS request that the BOF allocate funds to complete a “ground-proofed” conceptual plan of affordable housing for the site. On May 9, 2017 the NSAHC and Planner met with the BOS to follow-up on the request for funding, etc. and to discuss the exact nature of the information requested. The PZC contracted Milone and MacBroom to continue with the project.

The PZC discussed the project in detail and agreed on a basic density and to limit the initial development to the most eastern portion of the properties owned by the Town. Milone and MacBroom provided formal conceptual plans building on the work that they did for the Incentive Housing Zone Feasibility Study and on recommendations from PZC with respect to the desired density and housing type/size. This was completed in June 2017 and funded by the PZC budget.

The renderings by M&M were given to a local housing developer for comment. This developer basically said the project was not economically viable at the density presented given the amount of new infrastructure needed. Some of the Commission concurred with this opinion and J. Hodge created some modified plans based on these comments adding units to both sides of the proposed loop road.

In June 2018, ECHO was hired to analyze the original conceptual plans provided by M&M, and ones slightly modified with the increased number of units and to provide a formal pro forma looking at numerous scenarios of the number of units, mixture of incomes, available funding, etc. These findings were presented to PZC.

The analysis was completed in September 2018 and ECHO recommended that the project be done in two phases. Phase 1 would focus on developing a portion of the property located closed to Wintechog Hill and would include

the 8 acre parcel the Town acquired, and Phase II would involve development on the lower 20+ acres shown on the conceptual plans.

In March 2019, M&M were hired to provide updated Conceptual Design Plans depicting the location of the building(s) utilizing both the 8-acre parcel and the abutting parcel. Finals renderings were provided in June 2019 and the BOS submitted the 8-24 application which is before the PZC tonight (June 6, 2019).

The next steps would be to take to a Town meeting to vote on the sale of the parcel for a combination Open Space and Housing per the Concept Plan and to send out a RFP.

The Commission asked questions pertaining to this request and noted that the request was to sell the 8-acre parcel, however the conceptual plans include portions of the original 108-acre parcel(s). The Commission requested that the 8-24 request be more specific showing the necessary lot-line adjustment to incorporate the additional acreage.

The following people asked questions or had comments:

MaryAnn Ricker – Affordable Housing would like to see this plan move forward and approve Mr. Urgo’s request to bring it to Town Meeting.

Margaret Leonard – Would like to see this plan move forward and emphasized the fact that this is the Town’s opportunity to work with a developer to create a project in the way that we want to see it.

Ed Learned – Asked a question about having a possible community well rather than 5 separate wells.

Bill Ricker – Would like to see it move forward emphasizing the fact that North Stonington has only 1.39% of the State mandated 10% affordable units leaving us vulnerable to predatory development.

The Commission will discuss this item again at their June 13th meeting.

7. PLANNING ISSUES & DISCUSSION:

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

ZEO Activity Report/May: J. Hodge went over her activity report for the Month of May and stated she has visited several businesses as part of her EDC duties and updated the Commission on the possible activity by the Historic Village Preservation Committee involving becoming a Certified Local Government to better access State funds for Historic Preservation. Hodge also updated the Commission on recent enforcement activity and on-going court cases.

9. OLD BUSINESS: None

10. NEW BUSINESS: None

12. ADJOURNMENT:

MOTION by J. Siner, SECOND by W. Wilkinson to adjourn the meeting at 8:20 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office