



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 13, 2019 7:00 P.M.

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

MINUTES APPROVED ~ JULY 18, 2019

1. **CALL MEETING TO ORDER:** Vice-Chair Ann Brown 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: Ann Brown, Vice-Chair, Joseph Siner, Secretary, & Connie Berardi

COMMISSIONERS ABSENT: Lou Steinbrecher, Chairman, Wayne Wilkinson & 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. **COMMISSION REVIEW:**

CGS 8-24 #19-047 (CT General Statue 8-24 Review), 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. (Parcel is also subject to lot line adjustment to add portion of 99-0002 to 93-6737 to form a 10.71-acre parcel & utilizing a portion of 93-2332 for stormwater management area)

Seated: A. Brown, J. Siner, C. Berardi

Nita Kincaid, Selectwoman was present representing the Board of Selectmen on this continued application.

The Commission requested that the 8-24 request be more specific showing the necessary lot-line adjustment to incorporate the additional acreage rather than the 6.96 acres that were shown at last week's meeting. A map was submitted showing the lot lines that would be adjusted to incorporate the additional acreage needed to form the 10.71-acre parcel.

The Commission asked questions and discussed the density and design of the concept plan prepared by Milone and MacBroom. Commissioner Brown suggested that we simply do a small project consisting of Tiny houses (on

foundations) or cottages to keep the density down so that it fits in better on the property. She also suggested that each house have a carport versus a garage.

The following people had questions or comments pertaining to this request.

Margaret Leonard stated she believed this project could be done tastefully and in a way the Town would like to see it developed. She felt that given our lack of “qualified affordable housing” and the continued threat of predatory development, the town should take full advantage of the opportunity to work with a developer to design the 55-bedroom project (feasible density suggested by M&M) in a way that did fit in with the rural character.

J. Hodge gave her input and stated the Town has only 1.39 percent affordable housing and this parcel of land was donated to the Town for the purpose of some type of affordable housing. She pointed out that the Selectmen were only asking for 10 acres, meaning the remaining 100+ acres would still be open space.

MOTION by C. Berardi, SECOND by J. Siner to support the CGS 19-047 request to sell the property located at 163 Wintechog Hill Road as indicated on the map for the development of affordable housing, and move it to Town Meeting approval.

MOTION CARRIED

A. Brown - Opposed

5. PUBLIC HEARINGS:

TX/MP AM #19-045 (Text/Map Amendment) Application of Ronald Lewis, 8C 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). **(NO ACTION NEEDED; PH scheduled for 07/18/19; Commission received on 06/06/19; & PH must close on or by 08/21/19)**

6. PLANNING ISSUES & DISCUSSION:

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 06/06/19. The Commission accepted the minutes of 06/06/19

12. ADJOURNMENT:

MOTION by J. Siner, SECOND by C. Berardi to adjourn the meeting at 7:45 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office