



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JULY 18, 2019 7:00 P.M.

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

MINUTES APPROVED ~ AUGUST 8, 2019

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, July 18, 2019 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Joseph Siner, Secretary, Wayne Wilkinson, Connie Berardi & Alternate Member Rod Porter

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair and Alternate Member Pat Lewis

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

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

3. **PUBLIC COMMENT:** None

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). *(PH scheduled to open on 07/18/19; Commission received on 06/06/19; & PH must close on or by 08/21/19)*

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, J. Siner, W. Wilkinson, C. Berardi, and R. Porter

Ron Lewis and Ron Tateosian were present for this application.

Mr. Lewis & Mr. Tateosian came before the Commission to discuss the proposed Text and Map Amendment for the possible rezoning of 2 parcels on the corner of Rte. 2 and Mystic Rd. just outside the Historic Village District. Both parcels are legally existing, commercially used lots in the R-40 Zone. Their non-conforming status restricts

future expansion or renovation and certain additional uses. One of the parcels is the existing farm stand which Mr. Lewis owns and operates. He stated he would like to expand the farm stand and offer more products for sale such as ice cream.

Mr. Tateosian representing the gas station stated they will need to replace their tanks in the next couple of years and would like to add diesel pumps to the property.

J. Hodge gave a brief overview of the proposal and the Commission went over the purpose, dimensional requirements and proposed permitted uses for the Village Commercial Zone. The Commission deleted the following uses proposed in the VC Zone: Home Occupation, Mixed Use and Commercial Caretaker Apartment.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application: The following people spoke:

Gary Annino, Main St.

Madeline Jeffery, Pendleton Hill Rd.

Brett Mastroianni, Jeremy Hill Rd.

Nicole Porter, Pinecrest Rd.

Mike Urgo, Kingswood Dr.

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

Ed Learned

Nicole Porter

Mike Urgo

Carl Johnston

Nita Kincaid

Eric Kessler

Bob Carlson

Gary Annino

Chairman Steinbrecher asked if there was anyone from the public wishing to speak against this application. There was no one.

MOTION by C. Berardi, SECOND by R. Porter to close the Public Hearing on TX/MP AM #19-45. MOTION CARRIED UNANIMOUSLY

6. PENDING APPLICATIONS:

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). (Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, J. Siner, W. Wilkinson, C. Berardi, R. Porter

MOTION by C. Berardi, SECOND by R. Porter to approve TX/MP AM #19-045 with the changes to the permitted uses as discussed during the Public Hearing, Effective the Day After Publication. MOTION CARRIED UNANIMOUSLY

6. PLANNING ISSUES & DISCUSSION:

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

ZEO Activity Report/June

J. Hodge went over her activity report for June

8. NEW APPLICATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 06/13/19. The Commission accepted the minutes of 06/13/19 as written.

12. ADJOURNMENT:

MOTION by C. Berardi, SECOND by R. Porter to adjourn the meeting at 8:50 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office