



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MARCH 5, 2020 - 7:00

**NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359**

MINUTES APPROVED ~ MARCH 12, 2020

1. CALL MEETING TO ORDER: Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 5, 2020 at 7:00p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ed Learned, Mark Leonard, Wayne Wilkinson, Pat Lewis (left at 7:10 p.m.) and Alternate Member Jennifer Pensa

COMMISSIONERS ABSENT: Alternate Members Robert Kappes

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. WORKSHOP:

Lynn Huda to discuss possible Bed & Breakfast. Ms. Huda did not attend the workshop.

5. COMMISSION REVIEW:

SPL #20-018 (*Site Plan*) Application of Ronald Lewis, 8C Reutemann Rd., N. Stonington, CT 06359 for a 288 sq. ft. addition to an existing farm stand at property located at 339 Norwich-Westerly Rd. in a VC Zone. Tax Map #108, Lot #4196

Seated: L. Steinbrecher, W. Wilkinson, E. Learned, M. Leonard, and J. Pensa

Mr. Ron Lewis was present and went over his proposal.

The Commission allowed a plot plan to be submitted instead of a formal site plan, but explained that the plot plan must still demonstrate that it is materially in conformance with all applicable provisions of all applicable Regulations, including, but not limited to, the Site Design Requirements in Chapter 11 and items listed on the Site Plan check sheet.

Mr. Lewis stated he is proposing to add 8 feet on each side of the building to expand the produce area and to add a soft serve ice cream machine. Mr. Lewis stated the driveway entrance, existing parking area, and signage will remain the same. When questioned about the existing well not depicted on the plot plan, he confirmed that there is an existing well on the property that he currently uses, but that he eventually plans to tie into the water line that services Kingswood/Meadow Wood. Mr. Lewis stated he is required to have 4 parking spaces and he has 18.

J. Hodge stated that this parcel was recently rezoned from an R40 to a new zoning classification of Village Commercial with a stated purpose of bringing the existing non-conforming commercial uses into conformity with the regulations, and to allow improvements or expansions of these uses in a manner that is compatible in scale with the quieter surroundings of the Historic Village and abutting residential neighborhood.

J. Hodge asked about any proposed lighting and ask that Mr. Lewis provide detail as to the type and location of the lighting. She questioned the possible future connection to SCWA water, and asked for some confirmation or detail on the connection. Mr. Lewis stated they are still negotiating the fees at this time. Mr. Lewis stated there is an existing well on the property.

The Commission discussed the floor plan layout and J. Hodge pointed out some discrepancies between what was submitted to the Building Department, LLHD and PZC. She noted that there is an existing bathroom that is not shown on the floor plans submitted to the commission. There are no permits on file for the installation of the well and septic system. Mr. Lewis stated they were there when he bought the building. J. Hodge reviewed other site plan requirements and asked Mr. Lewis if there would be any outdoor storage or displays, or a dumpster Mr. Lewis stated there would be none. Lighting was again discussed, at which point Mr. Lewis stated there would be no new lighting and that he was not going to make any more changes to the plan. He stated he was just going to withdraw the application, and then left the room.

The Commission continued to discuss what they would need to see on the plot plan should Mr. Lewis change his mind. These included the location of the well and septic, floor plan of the inside of the building that included the bathroom, add a parking note stating the parking area is capable of H2O loading, show a 10-foot walkway in front of the building, show actual number of parking spots, provide detail about lighting (type and location) and add note on plan referencing existing vegetation.

6. NEW BUSINESS:

Michael Abbotts, 126 Northwest Corner Rd., N. Stonington, CT to come before the Commission to discuss violations to the conditions of an approved Special Permit HO#02-226 for a home occupation for an office for a small heating company- pertaining to the violation of the parking of the oil trucks on the property.

Mr. Abbotts rescheduled until April 2nd due to illness.

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

ZEO Activity Report/February

J. Hodge went over her activity report and updated the Commission on enforcement letters from the attorney.

J. Hodge updated the Commission on the background of the Little League field that was proposed on Swantown Hill Rd. and the reverter clause which gives the Town the 1st right of refusal of the land to be used for recreational purposes only. The Commission will review an 8-24 and then it will go to a Town meeting for a vote.

8. NEW APPLICATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES: Review minutes of Regular Meeting of 02/13/20

The minutes of 02/13/20 were accepted as submitted.

12. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by M. Learned to adjourn the meeting at 8:18 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant

Land Use Office