



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, OCTOBER 8, 2020 - 7:00pm

**Old Middle High School – Media Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES APPROVED ~ NOVEMBER 12, 2020

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, October 8, 2020 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Mark Leonard, Pat Lewis, Ed Learned and Alternate Members Robert Kappes

COMMISSIONERS ABSENT: Alternate Member Jen Pensa

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

2. **PUBLIC COMMENT:** None
3. **ADDITIONS TO THE AGENDA:** None

5. **COMMISSION REVIEW:**

SPL #20-086 (*Site Plan*) Application of Kingdom of the Hawk LLC, 349 Elm St., Stonington, CT 06378 for a proposed Birds of Prey Vineyard/Wedding Barn Venue on property located at 113 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #2660 (*Application received 10/01/20; Commission Review scheduled for 10/08/20*)

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, M. Leonard, Ed Learned, P. Lewis

Mr. Michael Connery, applicant and owner, Chris Vernott & DJ Noyes, Architects, Sarah Britner, Engineer were present for this application and Sergio Cherenzia was present for a portion of the meeting via Zoom.

Mr. Connery gave a brief overview of the proposed project which consists of a vineyard, tasting room and an event venue for wedding and other events.

Mr. Vernott went over the site plan and stated that the proposed wedding barn would occupy approximately 12.10 acres of the 55.05-acre site. The project includes the construction of the wedding barn with adjacent deck and porch, with associated gravel/crushed stone access walkways, hardscapes, landscaping and stormwater management systems.

Mr. Vernott stated the proposed development will utilize the approved CT DOT curb cut on Pendleton Hill Road and shall consist of a two-way entrance/exit. The parking areas shall consist of (2) ADA parking spaces closest to the building as well as 114 standard parking spaces.

J. Hodge stated she had prepared an application to submit to DEEP as there are areas identified on the Natural Diversity Database maps, but learned that a review is not required for this project as the area being developed does not intersect with any areas of concern identified on the DEEP NDDB maps. All activity is also outside of any Wetlands or FEMA Flood Zones. There will be no disturbance or construction activity located on or within the wetlands, nor within the 100' wetland upland review area.

Ms. Britner went over the comments from CLA Engineering pertaining to their review for the Commission and stated they have all been addressed or are easily fixed. Ms. Britner stated there will be no kitchen on site and all events would be catered. The plan is to eventually demolish the existing house on the site, currently being used for storage, although the house could remain - per mixed use development regulations.

The Commission asked how many weddings would be held in a day.

Mr. Connery stated they would only hold one wedding a day from 4:00 p.m. to 10:00 p.m. stating that most brides arrive in the morning and the wedding becomes an all-day event. Mr. Connery stated that most music would be held indoors and they would have music events during the week with tastings, but these events would end by 7:00 p.m.

Mr. Noyes went over the landscaping plan and stated the parking area would be compacted gravel and stated the stormwater check sheet would be sent to the state yearly.

Ms. Britner went over the lighting plan for the Commission.

J. Hodge went over her review and stated LLHD is reviewing the application and DOT has determined that the proposal is acceptable and is waiting for local approvals at this point. J. Hodge stated that any required bonding will be reviewed by the Chairman and Town Attorney.

Mr. Cherenzia stated that all issues identified by CLA are currently being addressed. He stated that site development really stayed true to the existing contours of the site.

Chairman Steinbrecher asked J. Hodge to go over site-plan criteria for the Commission as there are some new members present.

Mr. Connery thanked the Commission for their time in reviewing the application in a timely manner.

MOTION by M. Leonard, SECOND by W. Wilkinson to approve SPL #20-086 (*Site Plan*) Application of Kingdom of the Hawk LLC, 349 Elm St., Stonington, CT 06378 for a proposed Birds of Prey Vineyard/Wedding Barn Venue on property located at 113 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #2660 with the following conditions:

Prior to construction, applicant shall:

1. Provide a bond in an amount and type satisfactory to the ZEO and Town Attorney for SE & SC Measures, landscaping and Stormwater systems;
2. Obtain CT DEEP General Stormwater Permit;
3. Obtain LLHD SSDS Permit;
4. Obtain CT DOT approval for proposed development (note, CT DOT approval has been granted for the vineyard for location of curb cut);
5. Address Peer Engineering Review Comments to the satisfaction of the Town Planner; and
6. Address Town Planner's comments to the satisfaction of the Town Planner.

Final plans shall be subject to Town Planner administrative approval. Should there be a substantial change as determined by the Planner as a result in the process of obtaining the approvals above, applicants will present modifications for Commission approval.

Note: A Certificate of Zoning Compliance (including As-built Plans) will be required when construction and all site work have been completed prior to the issuance of any Certificate of Occupancy.

MOTION CARRIED UNANIMOUSLY

5. PLANNING ISSUES & DISCUSSION:

2021 Schedule of Meetings

**MOTION by M. Leonard, SECOND by W. Wilkinson to accept the 2021 Schedule of Meetings.
MOTION CARRIED UNANIMOUSLY**

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

ZEO Activity Report/September

J. Hodge went over her activity report with the Commission and discussed Richard White's Enforcement status re: Site Restoration Plan and existing Stipulated Judgement. She asked how the Commission wanted to proceed as his Agreement will expire in October. J. Hodge will meet with the Attorney and parties involved.

J. Hodge stated Jovial Foods would like to restore the Inn and former Randall's Ordinary building on their property and had applied for a Historic Preservation Tax Credit which has not approved to date. J. Hodge stated she had contacted Congressman Joe Courtney to see if he can be of any help to get the credits approved.

J. Hodge updated the Commission on a possible unpermitted landscaping business on Mystic Rd. and an RV on Stillman Road that is being lived in but the property owner is in the process of submitting a site plan for a single-family residence.

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES: Review minutes of Regular Meeting of 09/10/20. The minutes of 09/10/20 were accepted as submitted.

11. ADJOURNMENT:

**MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 8:35 p.m.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office