



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JANUARY 7, 2021 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ JANUARY 14, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, December 10, 2020 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Mark Leonard Pat Lewis, Ed Learned and Robert Kappes (Alternate) & Jennifer Pensa (Alternate)

COMMISSIONERS ABSENT: Wayne Wilkinson

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

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

3. **PUBLIC COMMENT:** None

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

5. **COMMISSION REVIEW:**

MOD SPL #20-107 (*Site Plan Modification*) Application of Quinlan Enterprises, LLC, 152 Wheeler Rd., Stonington, CT 06378 for a site-plan modification for the construction of a Phase 2 warehouse building on property located at 75 Frontage Rd., in an EDD/WSPO Zone. Tax Map #122, Lot #7634 (**NO ACTION NEEDED**; *Commission received on 12/03/20 & must act by 02/05/21*)

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

- a. ZEO Activity Report/December

J. Hodge went over her activity report with the Commission and updated the Commission on 421L Wyassup Rd. stating that L. Steinbrecher and she had met with the owner to discuss a solution. They suggested that he drop the pitch of the roof to reduce the overall cubical content. The owner agreed to submit new drawings and a narrative showing the change.

J. Hodge informed the Commission that the IT Department will be purchasing a tablet for the Land Use Department primarily for WEO Berardi to use in the field when assisting her with enforcement inspections. He will be able to take and upload pictures and reports to iWorQ on the tablet. The Land Use Department will have to pay for the cell service for the tablet which is around \$45 a month. ZEO Hodge also stated that W. Berardi can be paid out of the consultant line item for the remainder of this year which has \$2500 in it.

- b. Enforcement Activity Update

J. Hodge stated that 2 cases with existing Stipulated Agreements have been referred back to the Attorney who will file for contempt due to ongoing violations. The Metcalf case has a hearing scheduled next week. J. Hodge also stated the Dean property on Stillman Road has some serious dumping happening on it and she will be contacting the DEEP. There is also an open enforcement issue of the illegal apartments, but the owner is looking to build a single-family residence on the property and will have to resolve both issues before permits can be approved. J. Hodge stated she also received a complaint about liquid manure falling from the back of a tractor onto Boombridge Rd. The Commission stated this a Highway or DOT issue, not a zoning matter.

c. POCD – Update/Survey/Data

J. Hodge gave an update on the POCD and stated she would be sending the 2013 survey data to the new Commission members to review. She recommended that the Commission start thinking about a new survey and what they wanted to include in it.

d. End of year permit report

J. Hodge stated the Land Use Office had a good year despite the pandemic with 113 Zoning Permits & 380 Building permits approved. More than \$22M in construction value was approved.

8. **NEW APPLICATIONS:** None

9. **OLD BUSINESS:** None

10. **NEW BUSINESS:** None

11. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 12/10/20.

The minutes of 12/10/20 were accepted as submitted.

12. **ADJOURNMENT:**

MOTION by R. Kappes, SECOND by M. Leonard to adjourn the meeting at 7.32 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office