



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MARCH 4, 2021 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ MARCH 11, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 4, 2021 at 7:08 p.m.

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

COMMISSIONERS ABSENT: Wayne Wilkinson & Jennifer Pensa (Alternate)

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

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

3. **PUBLIC COMMENT:**

Gary Annino asked about the declaratory ruling for the Solar Project and stated there is a limited amount of time to provide comments and feedback and was surprised it was being held off for a week. Mr. Annino stated the concerned public should contact the Siting Council.

Henry & Catherine Maxwell stated they are just trying to understand the process.

Madeline Jeffery stated she agreed with the concerns raised and hoped that J. Hodge would update them on the process.

J. Hodge stated that next week would be a better week for the applicants to come in and present the project, but in the meantime, she has been discussing the project with the most affected residents and plans to compile written comments to send to the Siting Council. She stated that the public comment period ends on March 27th. J. Hodge stated the Siting Council has total jurisdiction with this project, but they are willing to consider any concerns raised. The Town must carefully evaluate the project before just sending in comments.

4. **PLANNING ISSUES & DISCUSSION:**

- a. Landscape plan for parking lot at Historical Society

J. Hodge stated Vilma Gregoropoulos is working with the Historical Society on a small gravel parking lot that they would like to add. J. Hodge showed the Commission a conceptual landscaping plan that showed the location of the lot which be located behind the Dye house and facing the Town Green. The access to and the parking area itself would be gravel and would be located 15 feet from the property line with no lighting. The plan showed eight parking spots. M. Jeffery stated the parking lot is a good idea but the Shunock River must be protected. C. Johnson and G. Annino also commented. J. Hodge stated the parking lot would be a couple hundred feet from the Shunock River. J. Hodge stated she would normally sign off on an application of this type, but since it is in the village overlay she wanted the Commission to look at it and weigh in.

B. Mastroianni, EDC Chair stated that at one of their EDC meetings they discussed putting together an overall plan for the Village and try to look into some parking ideas. B. Mastroianni stated he would like to have EDC join a Planning & Zoning meeting and form a sub-committee to look at the Village for parking concerns. Chairman Steinbrecher stated they would be able to put that on the agenda in the next couple of months to discuss.

- b. Year-round use of seasonal properties - Lakes

J. Hodge stated a couple of people have approached her to discuss year round use. J. Hodge stated she has met with the Lampheres and they discussed possible solutions to their particular situation as well as an overall approach to develop criteria for converting existing seasonal houses to year round use. Criteria considered were choosing a minimum parcel size, requiring updated septic system and a drilled well, house must be brought to code (building and fire), max. slope for the driveway, and to use Special Permit process to consider each residence individually. The possibility of being able to use the home year round might encourage people to invest in improving septic systems and bring their houses up to code. J. Hodge stated that a Sub-Committee would be formed to discuss ideas and solutions.

The Commission discussed possible lot size requirements, health code, the number of parcels affected. J. Hodge stated that she and W. Berardi have started lake inspections and will continue.

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

a. ZEO Activity Report/January & February

J. Hodge went over her activity reports, discussed year-end totals and updated the Commission on potential grants.

b. **Note Pending:** [PETITION NO. 1443](#) - SR North Stonington, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 9.9-megawatt AC solar photovoltaic electric generating facility on five parcels located north and south of Providence New London Turnpike (State Route 184), west of Boombridge Road and north of Interstate 95 in North Stonington, Connecticut, and associated electrical interconnection. **Applicants to attend 3/11/21 Meeting**

J. Hodge stated the project is going for a declaratory ruling before the Siting Council and went briefly over the plan and stated the applicants will give a presentation at the Commission's 03/11/21 meeting, and comments need to be received by March 27th. The Commission discussed the plan and asked questions.

The following members of the public spoke: Shawn Murphy, Gary Annino, Catherine Maxwell, Madeline Jeffery, Carl Johnson, Brett Mastroianni, Mike Urgo, 1st Selectman

7. NEW APPLICATIONS:

TX AM #21-015 (*Text Amendment*) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 99 Mechanic Street, Pawcatuck, CT 06379 requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres. (*Commission to receive on 03/04/21 & set for PH on or by 05/07/21*)

The Commission scheduled the Public Hearing on TX AM #21-015 for April 1, 2021

8. OLD BUSINESS: None

9. NEW BUSINESS:

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 01/14/21. The minutes of 01/14/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by M. Leonard, SECOND by P. Lewis to adjourn the meeting at 8:40 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office