



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 12, 2021 - 7:00pm

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

MINUTES APPROVED ~ SEPTEMBER 2, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 12, 2021 at 7:12 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, and Ed Learned

COMMISSIONERS ABSENT: Pat Lewis, Secretary, Mark Leonard, Robert Kappes (Alternate) and Jennifer Pensa (Alternate)

STAFF PRESENT: Administrative Assistant Cheryl Konsavitch

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

3. **PUBLIC COMMENT:** None

4. **COMMISSION REVIEW:**

A. **SPL MOD #21-048 (*Site Plan Modification*)** Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 for a modification of their existing Site Plan (#20-086 Vineyard/Wedding Barn Venue) to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2nd Floor, on the parcel located at 113 Pendleton Hl Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development.

(Commission received on 05/13/21 & must act on or by 09/19/21; 65-day extension granted from 07/16/21)

L. Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, E. Learned

Sergio Cherenzia, Licensed Civil Engineer of Cherenzia & Associates, was present for this application.

S. Cherenzia went over the site-plan and landscape plan and reviewed the stormwater handling and additional comments from Ledge Light Health District and stated they have dug additional test pits and stated they should have Ledge Light Health District approval soon.

S. Cherenzia stated this application went before the Inland Wetlands Commission and received approval and is a modification to a previously approved site-plan for a wedding barn. The Plans showed the overall site-plan of the 55 acre +/- property. S. Cherenzia stated they would like to use the existing building on the property in conjunction with the wedding barn as a tasting room with a 1-bedroom apartment on the 2nd floor. S. Cherenzia stated the Wetlands encroachment occurs in the area of an existing driveway that they plan to improve

S. Cherenzia stated they plan on adding a deck with associated grass access drives, parking, an event lawn, well, septic and stormwater management system (BMPs). S. Cherenzia stated the old well will be abandoned. The applicant has obtained a CT DOT approval for a driveway access curb cut, with the condition that future development requires additional plan submittal for approval. S. Cherenzia stated that primary access to the 2-story tasting room by patrons will be from the approved CT DOT curb cut on Pendleton Hill Road for the wedding barn. The second driveway will be a secondary access only.

S. Cherenzia stated the parking areas shall consist of (2) ADA parking spaces closest to the building as well as (79) standard parking spaces. There will be a pervious paver sidewalk located off the ADA spaces to access the building. S. Cherenzia stated the landscaping will be low maintenance with landscape beds and shrubs. S. Cherenzia stated a traffic impact analysis has been conducted.

The Commission asked questions pertaining to the over-flow parking area and asked that a detail for the over-flow be shown on the plan.

S. Cherenzia stated he is waiting on peer review comments from Bob Deluca of CLA Engineering, he will show the well and the detail for the grass over-flow parking area on the plan and to submit the NDDB Determination report.

S. Cherenzia will return for the Commission's September 2nd meeting.

B. SUB #21-069 (*Subdivision*) Application of Watch Hill Builders, LLC, 183 Quarry Rd., Milford, CT 06460 for a 2-lot subdivision, property currently has (1) single-family residence and is proposing to create (1) additional building lot on property located at 92 Jeremy Hill Rd., in the R60 Zone, Tax Map #114, Lot #4798. (*Commission to receive on 08/05/21 & must act on or by 10/09/21*)

L. Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, E. Learned

Atty. Harry Heller representing the applicant along with John D'Amato a principal of Watch Hill Builders and Atty. Andrew McCoy were present for this application.

Atty. Heller went over the site plan with the Commission for the 2-lot subdivision with an existing single-family house on the parcel and the proposal to create one additional building lot. Atty. Heller stated they have received wetlands approval at the Commission's August 11th meeting and also Ledge Light Health approval for the subdivision.

J. Hodge submitted a check sheet of minor issues that need to be addressed. The Commission had no issues with the proposed subdivision.

MOTION by W. Wilkinson, SECOND by E. Learned to approve SUB #21-069 (*Subdivision*) Application of Watch Hill Builders, LLC, 183 Quarry Rd., Milford, CT 06460 for a 2-lot subdivision, property currently has (1) single-family residence and is proposing to create (1) additional building lot on property located at 92 Jeremy Hill Rd., in the R60 Zone, Tax Map #114, Lot #4798, with the following conditions:

1. All Site Plans be revised to address all outstanding items identified on the PDZO memo dated 08/12/2021 and submitted to Land Use Department for final review before mylars are filed.

2. Draft schedule A property description for the new lot must be submitted.

MOTION CARRIED UNANIMOUSLY

5. PLANNING ISSUES & DISCUSSION:

Possible criteria to convert Seasonal to Year Round Dwellings

The Commission discussed the proposed criteria to possibly convert seasonal dwellings to year round. Lou Gingerella discussed access management with the Commission. The Commission plans to further discuss this item at future meetings.

6. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES: None

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 08/05/21. The minutes of 08/05/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by E. Learned to adjourn the meeting at 8:30 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office