



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, SEPTEMBER 2, 2021 - 7:00pm**

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

**MINUTES APPROVED ~ OCTOBER 7, 2021**

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, September 2, 2021 at 7:00 p.m.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary and Mark Leonard

**COMMISSIONERS ABSENT:** Ed Learned, Robert Kappes (Alternate) and Jennifer Pensa (Alternate)

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

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

3. **PUBLIC COMMENT:**

Lou Gingerella asked if the Commission would be discussing the criteria to convert existing seasonal dwellings to year round. L. Steinbrecher stated the Commission would address this item under Planning Issues & Discussion.

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 2<sup>nd</sup> 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, P. Lewis, M. Leonard

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

S. Cherenzia stated there were a few items that needed to be addressed from the last meeting which was to show the detail for the over-flow parking on the plan and he submitted the detail for the grass pave system and explained it to the Commission. S. Cherenzia stated he did not modify the plan but would request they can show that detail on the final plan. S. Cherenzia addressed the 5 items from the peer review comments from Bob Deluca of CLA Engineering and stated he believes they have addressed all of his comments. S. Cherenzia stated they have shown the well location on the plan, and also submitted the approval of the Well Site Suitability Certification for well #1, along with the Department of Transportation letter and Ledge Light Health District approval. S. Cherenzia

submitted CT General Permit for Stormwater associated with the NDDB determination and went over it with the Commission and stated they hired a botanist to review the site. S. Cherenzia stated the site is holding up well after the last 2 storms with their stormwater mitigation and their erosion & sediment control. S. Cherenzia stated he spoke with the Fire Marshall who stated he would submit a letter, but with the heavy rains, he has been on call and will get it to him next week.

**MOTION by M. Leonard, SECOND by W. Wilkinson to approve 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 2<sup>nd</sup> Floor, on the parcel located at 113 Pendleton HI Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development with the following conditions:**

- 1. Submit letter from the Fire Marshall**
- 2. Peer review comments from CLA Engineering addressing items 1-5**
- 3. State DOT approval; and**
- 4. Show reinforcement for the grass parking on the final plans.**

**MOTION CARRIED UNANIMOUSLY**

**B. SPL MOD #21-074 (*Site Plan Modification*)** Application of WCB Enterprises LLC, 3 Rock Ridge Rd., Westerly, RI 02891 for a modification of the existing Site Plan (#17-095) for the construction of a 4,800 sq. ft. commercial building & a 4,000 sq. ft. storage building, well, septic system, stormwater management system, parking areas & associated site improvements for a concrete business on property located at 49 Pendleton Hill Rd., in the Economic Development District, Tax Map #122, Lot #9511

L. Steinbrecher read the application into the record.

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

Susan Mattern, of DGT Associates Surveying & Engineering and Will Barber of WCB Enterprises, were present for this application.

S. Mattern went over the site plan modification which was previously approved in 2017 for a 2,204 sq. ft. storage building that was never built. S. Mattern stated the previous approval was for a storage building and a potential for a second building that was not show on the plan. The application before you is for the construction of 2 buildings, a 4,800 sq. ft. commercial building that will have 8 employees and 1 bathroom. The employees will not be on site at all times and a 4,000 sq. ft. storage building that will be a clear span with electrical and heat. S. Mattern stated this is a low impact development with 10 parking spaces and 1 handicap parking space. S. Mattern also went over drainage, lighting and landscaping.

**MOTION by W. Wilkinson, SECOND by M. Leonard to approve SPL MOD #21-074 (*Site Plan Modification*) Application of WCB Enterprises LLC, 3 Rock Ridge Rd., Westerly, RI 02891 for a modification of the existing Site Plan (#17-095) for the construction of a 4,800 sq. ft. commercial building & a 4,000 sq. ft. storage building, well, septic system, stormwater management system, parking areas & associated site improvements for a concrete business on property located at 49 Pendleton Hill Rd., in the Economic Development District, Tax Map #122, Lot #9511**

**MOTION CARRIED UNANIMOUSLY**

**5. PLANNING ISSUES & DISCUSSION:**

L. Steinbrecher updated the Commission on the interview process to replace J. Hodge and stated they have 2 potential candidates to fill the position.

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 pertaining to driveway and private road agreements. L. Steinbrecher stated he will contact the Fire Chief to get his thoughts on what is needed to make these roads safe.

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

J. Hodge went over the regulation change updates that the Commission needs to be thinking about and submit an application.

**7. NEW APPLICATIONS:** None

**8. OLD BUSINESS:** None

**9. NEW BUSINESS:** None

**10. REVIEW MINUTES:**

Review minutes of Regular Meeting of 08/12/21. The minutes of 08/12/21 were accepted as submitted.

**11. ADJOURNMENT:**

**MOTION by M Leonard, SECOND by W. Wilkinson to adjourn the meeting at 8:45 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Land Use Office