



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

## **REGULAR MEETING**

**THURSDAY, JUNE 8, 2017 7:00 P.M.**

**New Town Hall  
Conference Room  
40 Main Street  
North Stonington, CT 06359**

## **MINUTES APPROVED ~ JULY 6, 2017**

**1. CALL MEETING TO ORDER:** Vice-Chair Elaine Boissevain called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 8, 2017 at 7:0 p.m. at the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** Lou Steinbrecher, Chairman (arrived at 8:10 p.m.), Elaine Boissevain, Vice-Chair, Joseph Siner, Secretary, Wayne Wilkinson, and Ann Brown (left at 8:35 p.m.)

**COMMISSIONERS ABSENT:** Alternate Members Ed McGowan, Pat Lewis and Julie Lanier

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

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

**3. PUBLIC COMMENT:** None

**4. COMMISSION REVIEW:**

**CGS 8-24 #17-047 (CT General Statute 8-24),** On behalf of the Board of Selectmen, First Selectman Shawn P. Murphy requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: A request by the homeowners of the Chester Maine Estates Subdivision to have the Town quit claim the bridle trail to them, parcels 95-1578, 102-2790, 95-5348 (*Review opened on 06/01/17*)

Secretary Siner read the request into the record.

J. Hodge stated that the Commission requested a formal opinion from their attorney on this request and the Commission's process on this 8-24. The Commission needs to determine if this should be a private or public access. J. Hodge stated the attorney has not had time to research the application and would not have a formal opinion at this time.

Atty. Sandra Dombro of Avena & Kepple was present representing the Commission and Atty. Dixon was present representing the homeowners of Chester Maine Estates.

The Commission asked questions pertaining to this request as to whether it would be re-subdivision, and does CGS-8-18 pertain to this request which reads **Sec. 8-18. Definitions.** As used in this chapter: “Commission” means a planning commission; “municipality” includes a city, town or borough or a district establishing a planning commission under section 7-326; “subdivision” means the division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the commission, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision; “resubdivision” means a change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map; “cluster development” means a building pattern concentrating units on a particular portion of a parcel so that at least one-third of the parcel remains as open space to be used exclusively for recreational, conservation and agricultural purposes except that nothing herein shall prevent any municipality from requiring more than one-third open space in any particular cluster development; “town” and “selectmen” include district and officers of such district, respectively.

Atty. Dixon stated when the homeowners bought into this subdivision they were private trails and would be maintained by a homeowners association that was never formed. Atty. Dixon stated the homeowners do not want public access and he believes this would not be a re-subdivision as they are not changing a map. There are 4 parcels involved and there would only be public access to the cemetery.

Jonathan Edwards, 74/75 Chester Maine Rd. spoke on behalf of the homeowners pertaining to this request and Bill Ricker, Conservation Commission also spoke to state where they state on this issue.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to the application: The following people spoke:

Arnold Vlieks, Wyassup Rd.  
Pat Lamperelli, Chester Maine Rd.  
Bob Fleury, Past Conservation Commission Member  
Ronald Sobieraj, Chester Maine Rd.  
Robert Miner, Wyassup Rd. & Chester Maine  
Nita Kincaid, Babcock Rd.  
Jonathan Edwards, Chester Maine Rd.  
Shawn Murphy, 1<sup>st</sup> Selectman  
Bill Ricker, Conservation Commission  
Brian Rathbun  
Esther Cooper  
Karen Slawski, Chester Maine Rd.

Mr. Ricker went over a map of the trails the Conservation Commission has made improvements on.

J. Hodge stated the Commission needs to weigh the value of keeping the trails public or private and wants the attorney’s opinion on the legal process.

The 8-24 request is tabled until the Commission’s July 6, 2017.

## **5. PLANNING ISSUES & DISCUSSION:**

### **A. POCD Implementation**

### **B. Proposed Change of Zoning District Classification (western end of Route 2)**

Brief discussion on dimensional regulations for proposed zone change

C. Wintechog Hill Project

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

J. Hodge discussed signage, accessory apartments, Ag-tivities and site plan criteria associated with this use

Shawn Murphy, 1<sup>st</sup> Selectman updated the Commission on a potential solar farm on 125 acres proposed in the Town.

**7. NEW APPLICATIONS:** None

**8. OLD BUSINESS:** None

**9. REVIEW MINUTES:**

Review minutes of Regular Meeting of 06/01/17

The Commission accepted the minutes of 06/01/17

**10. ADJOURNMENT:**

**MOTION by J. Siner, SECOND by E. Boissevain to adjourn the meeting at 9:55 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office