



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, NOVEMBER 4, 2021 - 7:00pm

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

MINUTES APPROVED ~ DECEMBER 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, November 4, 2021 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, Mark Leonard, Ed Learned, and Robert Kappes (Alternate)

COMMISSIONERS ABSENT: Jennifer Pensa (Alternate)

STAFF PRESENT: Planning, Development & Zoning Official Nathan Reichert & Administrative Assistant Cheryl Konsavitch

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

3. **PUBLIC COMMENT:**

Carl Johnston asked about the on-line permitting process that is being considered and asked if applicants would still have the option of submitting paper applications. That option would still be available.

4. **PUBLIC HEARING:**

SPP #21-088 (Excavation) Application of Ledyard Lewis, 273 Boombridge Road, N. Stonington, CT 06359, c/o CMG Engineering Services, 67 Hall Rd., Sturbridge, MA 01560 for the continued excavation & re-grading of existing agricultural land in order to expand & increase productivity of cropland & to create manageable farming areas. This is the continued operations associated with previously approved & since expired Special Permits #10-050 & #18-042 on property located on Anthony Road in an R60 Zone. Tax Map #124, Parcel #5167 (*PH scheduled to open on 11/04/21; Commission received on 10/07/21 & Commission must act on or by 12/08/21*) *Extension Needed if PH is continued & does not close on or before 12/02/21*)

Chairman Steinbrecher read the application into the record.

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

James Bernadino, CMG Engineering Services and Ben Dunning of Dunning Sand & Gravel were present for this application representing the applicant Ledyard Lewis. Ledyard Lewis was also present.

Mr. Bernadino stated the subject property is approximately a 55-acre parcel and the previous Special Permits were approved with phases 1-6, of which phases 1-4 & 6 have since been completed. The applicant is proposing to continue the remaining work on Phase 5 of the site as previously approved back in 2010 & 2018. Mr. Bernadino stated there are no changes to the hydrology & drainage of the site which were reported in the studies in the 2010 and 2018 Special Permit applications. Mr. Bernadino stated the project involves the continued operations of the earth removal operation that was originally approved and that the identified impacts and the proposed mitigation measures remain virtually unchanged.

N. Reichert went over his review of the application and stated there are several items that are missing from the application and should be requested to be filed with the Commission for their December 9th meeting.

Mr. Bernardino stated they hope to complete the entire project within a year and there will be no rock crushing on the site.

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

Anne Nalwalk, Northwest Corner Road

Chairman Steinbrecher asked if there was anyone from the public speaking in favor of this application. The following person spoke:

Anne Nalwalk, Northwest Corner Road

Chairman Steinbrecher asked if there was anyone from the public speaking against this application. There were none.

The applicant gave an extension to continue the public hearing until December 9th if needed in order for the Wetlands Commission to act on the application.

5. PLANNING ISSUES & DISCUSSION:

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

A. ZEO Activity Report/October

N. Reichert went over his activity report for the month of October

B. Motion to appoint Nathan Reichert as Official ZEO

**MOTION by R. Kappes, SECOND by M. Leonard to appoint Nathan Reichert as Zoning Enforcement Officer (ZEO).
MOTION CARRIED UNANIMOUSLY**

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 10/07/21. The minutes of 10/07//21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by M. Leonard, SECOND by R. Kappes to adjourn the meeting at 8:25 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office