



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 10, 2017 7:00 P.M.

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

MINUTES APPROVED ~ SEPTEMBER 7, 2017

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 10, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Elaine Boissevain, Vice-Chair, Joseph Siner, Secretary, Ann Brown and Alternate Member Pat Lewis

COMMISSIONERS ABSENT: Wayne Wilkinson and Alternate Members Ed McGowan and Julie Lanier

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

2. ADDITIONS TO THE AGENDA:

J. Hodge stated she would like to add an item under workshop for a conceptual plan for 75 Frontage Road. J. Hodge stated the review you will be doing next month is for the building itself and the site-plan is going to address the current zoning issue of the use this property is currently listed as, which will change from manufacturing to mixed use/Industrial/Commercial.

MOTION by E. Boissevain, SECOND by J. Siner to amend the agenda to add a Workshop to review a conceptual plan for 75 Frontage Road. MOTION CARRIED UNANIMOUSLY

3. PUBLIC COMMENT: None

4. WORKSHOP:

Conceptual Plan for 75 Frontage Road

Jason Quinlan, and Sergio Cherenzia, Engineer were present.

Mr. Cherenzia went over the plan, stating they plan to erect a 270 x 100 building to be used for warehouse space for storage purposes. Mr. Cherenzia went over the layout of the current building and tenants who occupy the space.

The Commission would like another engineer to review the stormwater plan and also discussed lighting along with other general questions pertaining to the site.

J. Hodge stated that when they come back next month it will be for a modification of a site-plan and a change of use.

5. PLANNING ISSUES & DISCUSSION:

POCD Implementation & Wintechog Hill Project

J. Hodge showed the Commission the conceptual design by Milone & MacBroom that the Commission agreed to have them design at a previous meeting. The Commission agreed they would like to see more density than they had previously thought.

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

ZEO Activity Report/July

J. Hodge went over her activity report with the Commission

7. NEW APPLICATIONS:

RC/ZC #17-075 Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for amendments & additions to Chapters 1 (Purpose & Authority) , 3 (General Provisions), 4 (Dimensional Requirements), 6 (Commercial & Industrial Zoning Districts), 7 (Overlay Zoning District), 10 (Supplemental Regulations), 11 (Site Design Requirements), 12 (Permits by Staff) & 16 (Definitions) & a change to the zoning map from R-80 & I to create a Resort Commercial Zone along the western end of Route 2 to include the following parcels: (84-1051, 84-1058, 84-1878, 84-2198, 84-2506, 84-2537, 84-2571, 84-3316, 84-3703, 84-4125, 84-4973, 84-5087, 84-5377, 84-5686, 84-5952, 84-6000, 84-6166, 84-6236, 84-6538, 84-6606, 84-8944, 84-9158, 84-9164, 84-9612, 84-9838, 85-0759, 85-2477, 85-2696, 85-5775, 85-6201, 85-6765, 85-9853.

The Public Hearing on RC/ZC #17-075 is scheduled for September 7, 2017

8. OLD BUSINESS: None

9. REVIEW MINUTES:

Review minutes of Regular Meeting of 07/06/17

The Commission accepted the minutes of 07/06/17

10. ADJOURNMENT:

**MOTION by E. Boissevain, SECOND by J. Siner to adjourn the meeting at 9:00 p.m.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office