



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 3, 2020 - 7:00pm

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

DRAFT MINUTES

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, September 3, 2020 at 7:08 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Pat Lewis and Ed Learned.

COMMISSIONERS ABSENT: Mark Leonard, Wayne Wilkinson and Alternate Members Robert Kappes and Jen Pensa

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

2. **PUBLIC COMMENT:**

Jim Beltz had a question pertaining to the 8-30g subdivision the Commission approved in August. Mr. Beltz stated the location of his well is not correct as shown on the plan that was presented at the Public Hearing. Mr. Beltz stated his well is only 42 feet from the property line. J. Hodge stated the Commission has only approved the subdivision and that individual site development requires a zoning permit. At that time, the location of the well and septic system and the distance to abutting wells and septic systems must be approved and verified by ZEO and LLHD. J. Hodge stated she would go verify the location of Mr. Beltz's well personally.

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

4. **COMMISSION REVIEW:**

CGS 8-24 #20-073 (CT General Statute 8-24 Review), On behalf of the Board of Selectmen, Selectman Robert Carlson requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: The Town is seeking to lease a portion of the old Middle/High School to a third party for educational purposes, in accordance with the deed restriction on the property. The property is located at 298 Norwich-Westerly Rd., Tax Map #109, Lot #7195 in an R-40 Zone.

L. Steinbrecher read the application into the record.

Seated: L. Steinbrecher, P. Lewis, E. Learned

Selectwoman Nita Kincaid gave the presentation stating the Town is seeking approval to lease the 1 story wing of the old Middle/High School. The demolition of the 1 story wing was never completed because funds to do so had to be allocated to cover the PCB remediation required at the Elementary School due to the additional PCB remediation required at the Elementary School. The lease of the building will transfer financial responsibility for the utility costs for this portion of the building to the tenant, as well as providing a source of revenue for the Town. The tenants would meet the deed restrictions for the property.

N. Kincaid stated an RFP was sent out to see if anyone was interested and a party is interested.

The Commission asked who will upgrade the building.

1st Selectman M. Urgo went over the RFP criteria and stated the Town is not looking to spend any money on building upgrades. He explained that the code requirements for a public school to occupy a space are different and less stringent than they are for other educational entities to do so. The Commission members expressed concerns about liability issues and asked how long the lease will be. M. Urgo stated the lawyers are involved in the lease negotiations and a referendum will be held on this item on September 14th.

J. Hodge explained the 8-24 process and stated that the P&Z is required to evaluate whether the proposed use is appropriate for the building, and not to consider any of the financial details.

M. Urgo read the RFP that went out and stated that having a tenant would not only save the town money on utilities to maintain the building, but it would prevent further deterioration of the portion of the building. He stated that leasing the space could possibly be a source of revenue for the Town. M Urgo stated the estimated cost to demolish the 1-story wing would be approx.. \$1M. The Commission was concerned about the way this was handled and M. Urgo stated it was his fault as he didn't realize it was something that even needed to go through the 8-24 process as the building is dictated by the deed process.

MOTION by E. Learned, SECOND by P. Lewis to approve the 8-24 request. MOTION CARRIED 2:1

In favor: L. Steinbrecher, E. Learned

Oppose: P. Lewis

5. PLANNING ISSUES & DISCUSSION:

A. Change of Use at 183B Providence-New London Turnpike

J. Hodge went over a change of use from the currently vacant space at 183B Providence-New London Turnpike that was most recently used as a sports training center to a soy sauce manufacturing facility. She stated that there are updated site-plans which show compliance with parking requirements and the only proposed changes are internal and therefore approved by the building official. J. Hodge stated the

building officials and Ledge Light Health District reviews will be more intensive. The Commission agreed that this Change of Use can be done administratively.

B. POCD Update

J. Hodge stated the 5-year capital plan is due and the \$20,000 that was budgeted for 3 years for the POCD was taken out of the current budget because it was not needed, but she will be putting it back in the next budget to begin work on the update. J. Hodge asked the Commission's input on doing a video format of the POCD for the website. A paper book will still be available with the demographic data and maps. The Commission liked the idea of the video format and getting more people involved in creating it.

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

A. ZEO Activity Report/August

J. Hodge went over her activity report with the Commission and stated she sent out enforcement letters pertaining to unpermitted activity.

B. Billings Lake Lot Line Adjustments

J. Hodge stated she received the changes to the parcels with the lot lines corrected and showing the buildable square and they all have the proper frontage and acreage.

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 08/13/20. The minutes of 08/13/20 were accepted as submitted.

11. ADJOURNMENT:

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

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office