



Town of
North Stonington, CT

PLANNING AND ZONING

September 10, 2020

To: Board of Selectmen

In accordance with CGS 8-24, the Planning and Zoning Commission was asked to review the following application: **CGS 8-24 #20-073** for permission to lease the one-story wing of the old middle high school located at 298 Norwich Westerly Rd., to tenants that would meet the deed restriction for the property as set by the Wheeler School and Library for use of the property for educational purposes. The tenants would occupy approximately 26,000 square feet.

Commission members L. Steinbrecher, P. Lewis, and E. Learned reviewed and discussed the material provided with the Application submitted on 8/24/2020. First Selectman Mike Urgo, and Selectwoman Nita Kincaid presented the application and answered questions.

Despite having some reservations, if the Town can negotiate a favorable lease for a tenant that will provide some updates and maintain the building, then the Commission believes that the proposed use is a worthwhile use of the building. Having a tenant occupy the building, located in the center of the historic village, will help defray maintenance and utility costs, and will prevent the further deterioration of the building that might occur through vacancy. The tenants will provide the town with rental payments and will share in the cost of the utilities that would otherwise fall to the town.

The Commission hopes that the Town Attorneys will protect the interests of the town, and recommends sending this project to the referendum scheduled on September 14, 2020 (noting that P. Lewis is opposed).

Sincerely,

Lou Steinbrecher, Chairman
Planning and Zoning Commission