



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

JOINT MEETING WITH EDC

THURSDAY, MAY 14, 2020 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ JUNE 4, 2020

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 14, 2020 at 7:00p.m. via Zoom.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ed Learned, Mark Leonard, and Alternate Members Robert Kappes & Jennifer Pensa

COMMISSIONERS ABSENT: Wayne Wilkinson and Pat Lewis

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

EDC MEMBERS PRESENT: Brett Mastroianni, Chairman, Paul Simonds, Sam Cherenzia, William Mason & Jennifer Dayton

PUBLIC PRESENT: Bob Carlson & Nita Kincaid

2. **PUBLIC COMMENT:** None
3. **ADDITIONS TO THE AGENDA:** None
4. **PLANNING ISSUES & DISCUSSION:**

Discussion with EDC Members about temporary measures to support businesses as they re-open: J. Hodge went over the guidelines and executive order outline regarding the May 20th opening of businesses. She drafted temporary enforcement policies regarding signage, outdoor seating for restaurants and outdoor retail displays and changes of use in existing commercial buildings. J. Hodge stated the intent is to put a simple process in place to allow businesses flexibility with respect to how they choose to re-open in compliance with state guidelines. Ledge Light Health District only needs to be involved if there is outdoor cooking. The applicant will need to submit a narrative and plot plan. J. Hodge stated she will go to the Town's businesses to see if they are interested in outdoor dining and will work with them in the application process.

Planning & Zoning & EDC members asked questions or made comments pertaining to the guidelines and application process.

MOTION by M. Leonard, SECOND by E. Learned to approve the Temporary Enforcement Policies as written. MOTION CARRIED.

In Favor: L. Steinbrecher, Ed Learned, M. Leonard, J. Pensa; Opposed: R. Kappes

Discussion with EDC Members about rendering for Commercial District closest to village: J. Hodge stated she was asked by EDC to get a quote for having detailed renderings done for the Commercial area near the village to be used to help market the vacant and outdated properties. The renderings would depict more mixed-use buildings to encourage greater density in the area the on 8 parcels involved.

EDC & Planning & Zoning acknowledged that this type of pre-planning to attract development to add to the grand list, and was consistent with the POCD. The consensus, however was that it should be looked at in the future. The members present did not feel it was the best time to spend the money on this type of project.

Virtual application reviews, virtual public hearings and Enforcement proceedings moving forward: J. Hodge discussed the process of virtual application reviews and public hearings. She suggested that if the Commission should have to review a plan, that they have some additional zoom training and have a practice run prior to any public hearing.

End of year expenditures: J. Hodge reminded the Commission members that remaining funds must be spent prior to June 30 with the product or service received in full by that date as well. The town policy does not allow commissions to encumber funds.

5. OLD BUSINESS:

Michael Abbotts, 126 Northwest Corner Rd., N. Stonington, CT to come before the Commission to discuss violations to the conditions of an approved Special Permit HO#02-226 for a home occupation for an office for a small heating company- pertaining to the violation of the parking of the oil trucks on the property. *(Need to reschedule)*

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

ZEO Activity Report for March & April: J. Hodge went over her reports for the months of March & April with the Commission and discussed the status of the Weston & Sampson facilities plan and next steps for the water sewer tie-in. She discussed status of enforcement cases and her work assisting businesses and keeping on top of all the Governor's Executive Orders and funding programs related to the pandemic. J. Hodge also discussed working with the new grant writer and possible grants for potential use on the Hewitt property and other priority projects.

7. REVIEW MINUTES:

Review minutes of Regular Meeting of 03/12/20. The minutes of 03/12/20 were accepted as submitted.

8. ADJOURNMENT:

MOTION by R. Kappes, SECOND by M. Learned to adjourn the meeting at 8:46 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office