



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 10, 2023 - 7:00pm

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

MINUTES

1. CALL MEETING TO ORDER: Chairman Ed Learned called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 10, 2023 at 7:00 p.m.

COMMISSIONERS PRESENT: Ed Learned, Chairman, Pat Lewis, Vice Chair, Wayne Wilkinson (arrived at 7:02 p.m.) & Robert Mazzella

COMMISSIONERS ABSENT: Mark Leonard, Secretary & Robert Kappes (Alternate)

STAFF PRESENT: Administrative Assistant Cheryl Konsavitch and SCOOG Interim Planner Nicole Haggerty

2. ADDITIONS TO THE AGENDA:

3. PUBLIC COMMENT: None

4. COMMISSION REVIEW:

SPL #23-038 Application of Greystone Land Holdings, LLC, 223 Jerry Browne Road, Stonington, CT 06378 for the construction of a Farm Winery pursuant to Section 1008 of the zoning regulations on property located at 77 & 79 Wintechog Hill Road in an R-80 Zone. Tax Map # 100, Lots #3127/7767 (*Commission reviewed on 07/06/23 & continued to 08/10/23, received on 06/08/23 & must act on or by 08/12/23*)

R. Mazzella read the application into the record.

Seated: E. Learned, P. Lewis, W. Wilkinson, R. Mazzella

Atty. William Sweeney, David McKay, P.E and Brian, Sarah and Ellie Zuro were present for this application.

N. Haggerty went over Thomas Cummings of CLA Engineers 3rd party review of the revised plans and supporting material and stated that all of T. Cummings previous comments have all been addressed.

N. Haggerty stated all her comments have been addressed but Section 1103 Landscape and Design Standards and Requirements pertaining to the Landscape Buffer Requirements should be addressed as the Commission may require an additional landscape buffer or a landscaping bond.

Atty. Sweeney stated that he will have David McKay of Boundaries go over the Landscape Design Standards and Requirements regarding the buffer requirements.

D. McKay stated that the nearest residence is around 800 feet north of the proposed tasting room building and is separated by an uphill grade of approximately 10 feet. There may be an opportunity for noise to impact this residence and other future residences that may be constructed on the large adjacent parcel, which may not be mitigated by the vineyard rows alone. A permanent planting that will serve as a noise barrier would be appropriate on the north side of the proposed tasting building, such as a high hedge of holly, boxwood or laurel and this should satisfy the requirements of 1103.4.

D. McKay stated that noise impacts are highly unlikely given the distance between the tasting building and the existing residence. Any additional buffer landscaping beyond the established vineyard would require the removal of established crops as the open space at each end of the vine rows is required to accommodate the farming operations of the vineyard. The zoning regulations require that "a landscaped buffer no less than 25 feet in width shall be provided along all such abutting portions of the perimeter." Given that the proposed tasting room is located a minimum of 615 feet from the perimeter of the property and that the entire width, other than maneuvering areas for the tractor, is planted with vines, we believe that the intent of buffering the proposed use from abutting residential uses is already met. D. McKay stated that the patio area and the multiple access points from the tasting room to the patio and green are directed into the center of the property away from the residential property to the north.

The Commission asked questions pertaining to traffic, capacity of events, hours, music and building design.

Atty. Sweeney stated that wine manufacturing is the main focus of this proposed winery with events being secondary and states this type of proposal meets the Plan of Conservation and Development.

Atty. Sweeney stated he would like to thank our interim Town Planner Nicole Haggerty for her work on this project.

MOTION by P. Lewis, SECOND by W. Wilkinson to approve SPL #23-038 Application of Greystone Land Holdings, LLC, 223 Jerry Browne Road, Stonington, CT 06378 for the construction of a Farm Winery pursuant to Section 1008 of the zoning regulations on property located at 77 & 79 Wintechog Hill Road in an R-80 Zone. Tax Map # 100, Lots #3127/7767 with the following:

- 1. The stormwater management facility construction estimate in the amount of \$243,750 is satisfactory and;**
- 2. The E&S and Restoration Bond estimate is satisfactory for Phase 1 in the amount of \$100,500. The Phase 1A construction is in a confined area with then existing drainage thus a portion of the Phase 1 bond can be calculated and retained at that time. The Phase 2 amount should be reviewed at the time of construction.**

MOTION CARRIED

**In Favor - E. Learned, W. Wilkinson, R. Mazzella
Abstain - P. Lewis**

7. PLANNING ISSUES & DISCUSSION:

1st Selectman Bob Carlson to discuss potential parking lot re-configuration at 298 Norwich-Westerly Road.

This item was taken off the agenda with no discussion.

8. SENIOR PLANNER & ZONING OFFICIAL'S REPORTS/ISSUES:

ZEO Activity Report

N. Haggerty stated the Regional Planning Commission needs a representative from North Stonington to attend their quarterly meetings. Pat Lewis stated she would be interested in being the representative.

9. NEW APPLICATIONS:

SUB #23-054 (*Subdivision*) Application of Shane J. Pollock, 101 Mackin Drive, Griswold, CT 06351 for a 3-Lot Subdivision of land located at 51 Anna Farm Road West in an R-80 Zone. Tax Map #25, Lot #7807
(Commission to receive on 08/10/23 & must act on or by 10/14/23)

The Commission set their review of SUB #23-054 for September 14th meeting.

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 07/06/23 – The minutes of 07/06/23 were accepted as written.

13. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by R. Mazzella to adjourn the meeting at 8:05 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office