



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 14, 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, September 14, 2023 at 7:00 p.m.

COMMISSIONERS PRESENT: Ed Learned, Chairman, Pat Lewis, Vice Chair, Wayne Wilkinson, Mark Leonard & Robert Mazzella

COMMISSIONERS ABSENT: Robert Kappes (Alternate)

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. COMMISSION REVIEW:

A. 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 received on 08/10/23 & must act on or by 10/14/23*)

M. Leonard read the application into the record.

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

Normand Thibeault, Jr., P.E. of Killingly Engineering Associates was present for this application representing the applicant.

N. Thibeault went over the site-plan with the Commission and then addressed Interim Planner, N. Haggerty's review comments.

N. Thibeault addressed general comments which included the creation of an interior building lot, WEO Berardi reviewed the application and stated that everything was out of the buffer and the application was sent to all the Wetland Commission members asking if they felt it needed to come before the Commission. They did not have any concerns and each individual house lot will also be reviewed by W. Berardi.

N. Thibeault also addressed comments concerning Reference Maps, Boundary Survey Map, Site Analysis Plan, Stormwater Management Plan, Roads, Fire Protection and Open Space.

N. Thibeault stated that they have prepared a plan depicting a proposed conservation easement to protect wetland resource areas. The conservation easement is 50' from the wetland resource areas which will provide an area greater than 2 acres. The Commission felt that a Fee in Lieu of open space might be the best option.

N. Haggerty stated she would like to get the Attorney's opinion on the creation of the interior lot as it appears the lot may not be in its original configuration since May 21, 1964.

The review is continued to the Commission's October 12th meeting.

B. SPL #23-057 (Site Plan) Application of M&D, LLC, 5 Havens Road, Westerly, RI 02891 for the construction of a 4,800 & 4,000 s.f. commercial buildings with well, septic system, stormwater management, parking areas & associated site improvements for an excavation business. (SPL was previously approved but has expired, proposed work has not changed from the original approval) on property located at 49 Pendleton HI Road in an ED Zone. Tax Map # 122, Lot #9511 (*Commission received on 09/14/23 & must act on or by 11/18/23*)

M. Leonard read the application into the record.

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

Anthony Nenna, On-Site Engineering was present for the application representing the applicant.

A. Nenna stated this application is for a previously approved site plan, that has expired, and the proposed work has not changed from the previous approval. A. Nenna went over the site-plan with the Commission and stated the development is considered low impact with respect to overall design. The plan conforms to all relevant zoning requirements. The Commission had no issues or concerns with this proposed application.

MOTION by M. Leonard, SECOND by W. Wilkinson to approve SPL #23-057 (Site Plan) Application of M&D, LLC, 5 Havens Road, Westerly, RI 02891 for the construction of a 4,800 & 4,000 s.f. commercial buildings with well, septic system, stormwater management, parking areas & associated site improvements for an excavation business. (SPL was previously approved but has expired, proposed work has not changed from the original approval) on property located at 49 Pendleton HI Road in an ED Zone. Tax Map # 122, Lot #9511 with the following condition:

Full building plans required and as-built required when construction is complete.

MOTION CARRIED UNANIMOUSLY

5. PLANNING ISSUES & DISCUSSION: None

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

ZEO Activity Report

7. NEW APPLICATIONS:

A. TX AM #23-060 (Text Amendment) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for "farm distillery" & "distilled spirits". (*Commission to receive on 09/14/23 & set for PH on or by 11/18/23*)

The Commission set the Public Hearing on TX AM #23-060 for October 12, 2023

B. SPL #23-063 (*Site Plan*) Application of 24 Norwest, LLC c/o Bruce Kelley, 1744 Ellington Road, South Windsor, CT 06074 for Self Storage within the Economic Development Frontage Overlay Zone. The site will contain (5) storage buildings of varying size & will provide driveway access off of Frontage Road (15 Frontage Road, on property located at 24 Norwich-Westerly Road in an EDFO Zone. Tax Map #122, Lot #3397.
(Commission received on 09/14/23 & must act on or by 11/18/23)

The Commission set the review on TX AM #23-060 for October 12, 2023

8. **OLD BUSINESS:** None

9. **NEW BUSINESS:** None

10. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 08/10/23 – The minutes of 08/10/23 were accepted as written.

11. **ADJOURNMENT:**

MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 7:55 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office