



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, OCTOBER 12, 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, October 12, 2023, at 7:00 p.m.

**COMMISSIONERS PRESENT:** Ed Learned, Chairman, Pat Lewis, Vice Chair, Mark Leonard, Secretary Wayne Wilkinson (7:02 p.m.), & Robert Mazzella (7:02 p.m.)

**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  
***(NO ACTION NEEDED; Commission reviewed on 09/14/23, received on 08/10/23; 35-Day extension requested from 10/14/23 to 11/18/23 & Commission must act on or by 11/18/23)***

**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 review scheduled for 10/12/23; received on 09/14/23 & Commission 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

Tony Nenna of On-Site Engineering and Bruce Kelley were present for this application.

T. Nenna went over the site plan and stated the property is on approximately 7.3 acres and is currently developed with an existing residential single-family house located at the southerly end of the property with a gravel driveway, well and septic system.

T. Nenna stated the proposal involves the construction of a storage facility consisting of five buildings varying in size from 7,200 square feet to 12,000 square feet with an office located in Building 1. The site will be accessed off Frontage Road (aka Route 617), which will require an encroachment permit from the Connecticut Department of Transportation.

B. Kelley went over the Department of Transportation (DOT) approval procedure and stated that it has been over a year long process. B. Kelley stated he has frontage on Route 617, but the DOT has a non-access line along the entire Frontage Road, and to get an encroachment permit you need to get a break in the non-access line and are required to buy the non-access strip from the State which is 22,323 square feet. B. Kelley stated he is under contract with DOT but needs Town approval before the State will issue the encroachment permit. B. Kelley stated there is also a State Statue which states the Town would have an opportunity to buy the strip of land first and a letter was sent to the 1<sup>st</sup> Selectman. R. Carlson, who was present stated he received the letter and responded and back to the State. P. Lewis questioned whether he had the authority to do that, and R. Carlson stated that the strip of land would not be of any value to the Town whatsoever.

T. Nenna went over the drainage, landscaping, and signage for the proposal. T. Nenna stated a letter has been submitted for the record from Cowen EcoDesign, LLC and stated there are no wetlands on the property.

N. Haggerty stated that her comments have been addressed and Mr. Nenna has addressed all comments provided by consulting CLA Engineer Tom Cummings. Mr. Cummings did not have time to respond to Mr. Nenna's responses at the time of the review or to review the bond estimate as he was on vacation, the Commission continued the review to their November 9<sup>th</sup> meeting.

## **5. PUBLIC HEARING:**

**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". ***(PH scheduled to open on 10/12/23; Commission received on 09/14/23; & PH must close on or by 11/16/23)***

M. Leonard read the application into the record.

**MOTION by M. Leonard, SECOND by W. Wilkinson to open the public hearing on TX AM #23-060.  
MOTION CARRIED UNANIMOUSLY**

**MOTION by M. Leonard, SECOND by W. Wilkinson to continue the public hearing on TX AM #23-060 to December 14, 2023. MOTION CARRIED UNANIMOUSLY**

## **6. PENDING 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". ***(No Action Needed)***

## **7. PLANNING ISSUES & DISCUSSION:**

2024 Schedule of Meetings

**MOTION by M. Leonard, SECOND by P. Lewis to approve the 2024 Schedule of Meetings for the Aquifer Protection Agency and the Planning & Zoning Commission. MOTION CARRIED UNANIMOUSLY**

N. Haggerty gave information on training opportunities available for the Commission.

**8. SENIOR PLANNER & ZONING OFFICIAL'S REPORTS/ISSUES:** None

**9. NEW APPLICATIONS:**

**RE-SUB #23-067 (8-30g Re- Subdivision)** Application of Dieter & Gardner, Inc., PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Application per CT Gen. Stats. 8-30g for a 6-lot re-subdivision (**4 new lots, 2 existing**) of land on property located at 156 & 158 Norwich-Westerly Road in an R-40 Zone. Tax Map #116/117, Parcel #0929/9748 (**Commission received on 10/12/23 & must set for PH on or by 12/16/23**)

M. Leonard read the application into the record.

The Commission set the public hearing on RE-SUB #23-067 for November 9, 2023.

**10. OLD BUSINESS:** None

**11. NEW BUSINESS:** None

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 09/14/23 – The minutes of 09/14/23 were accepted as written.

**13. ADJOURNMENT:**

**MOTION by M. Leonard, SECOND by R. Mazzella to adjourn the meeting at 8:07 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch,  
Administrative Assistant, Land Use Office