



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, JUNE 2, 2022 - 7:00pm**

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

**MINUTES**

- 1. CALL MEETING TO ORDER:** Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 2, 2022 at 7:03 p.m.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Pat Lewis, Secretary, and Ed Learned

**COMMISSIONERS ABSENT:** Wayne Wilkinson, Vice-Chair, Mark Leonard, Robert Mazzella (Alternate) Jennifer Pensa (Alternate) and Robert Kappes (Alternate)

**STAFF PRESENT:** Planning, Development & Zoning Official Nathan Reichert Administrative Assistant Cheryl Konsavitch

**2. ADDITIONS TO THE AGENDA:**

**MOTION by E. Learned, SECOND by P. Lewis to amend the agenda to act on New Applications after Public Comment and then go back to regular agenda format. MOTION CARRIED UNANIMOUSLY**

- 3. PUBLIC COMMENT:** None

**4. NEW APPLICATIONS:**

**A. SPP #22-040 (*Special Permit*)** Application of Caleb Bisset, 3 Forest Drive, North Stonington, CT 06359 for an aircraft landing area with a (50' x 1800') grass air strip as an accessory use on property located at 31A Clarks Falls Road in an R-80 Zone. Tax Map #97, Parcel #4470

The Commission set the Public Hearing on **SPP #22-040** for August 4, 2022.

**B. TX/AM #22-043 (*Text Amendment*)** Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for a regulation text amendment permitting certain cannabis retail, growing, and manufacturing uses in the Town of North Stonington.

The Commission set the Public Hearing on **TX/AM #22-043** for July 7, 2022.

**5. WORKSHOP:**

Bruce Kelley discussed a possible overlay zone allowing self-storage in the Economic Development District.

Atty. Ted Ladwig and Mr. Bruce Kelley came before the Commission to discuss allowing mini-storage by proposing an Economic Development Frontage Overlay Zone. This overlay area would pertain to lots located in

the Economic Development District which have frontage on Frontage Road. Atty. Ladwig stated that 5 lots would be affected by this proposed overlay and traffic would utilize Frontage Road.

The Commission discussed buffering and building design and suggested that Atty. Ladwig and Mr. Kelley meet with the Town Planner when they are ready with a draft regulation.

**MOTION by P. Lewis SECOND by E. Learned to amend the agenda to add Stano Trombino to discuss possible zone change after the Public Hearing and then back to regular agenda format. MOTION CARRIED UNANIMOUSLY**

## **6. PUBLIC HEARING:**

**RE-SUB #22-032 (*Golf View Estates Re-Subdivision*)** Application of STPR Realty Development Group, LLC, 1501 Broadway, Suite 1700, New York, NY 10036 for an Affordable Housing Application per CT Gen. Stats. 8-30g (set-aside development) for an 8-Lot Re-Subdivision of land on property located at 38 & 44 Lake of Isles Road in an R-80 Zone. Tax Map #54, Parcel #0294/4128 *(PH scheduled to open on 06/02/22; Commission received on 05/05/22 & PH must close on or by 07/07/22)*

L. Steinbrecher read the application into the record.

Seated: L. Steinbrecher, P. Lewis, E. Learned

Atty. Harry Heller, Peter Gardner, Land Surveyor and Atty. Andrew McCoy were present representing the applicant.

Atty. Heller stated that they had just received comments from Ledge Light Health District last evening, and their consultants LBM Engineering will need time to review the Commissions engineering firm CLA's comments so they are not in a position to close the public hearing this evening.

Atty. Heller stated that a question arose as to whether or not an extension was needed to continue the public hearing until July 7<sup>th</sup>. Atty. Heller went over the public hearing procedures of the Ct General Statutes 8-7d and stated that you do not count the day the public hearing opens, the next day would be day one of your thirty-five days to keep the hearing open which would bring your 35<sup>th</sup> day to July 7<sup>th</sup>, Atty. Heller stated for the record that an extension is not necessary at this time from the applicant.

Atty. Heller stated that with an 8-30g application the Commission does not consider the Euclidean bulk requirements contained in their zoning regulations but considers only whether there are public health, safety or welfare issues with respect to the design of the proposal to the development of the property.

Atty. Heller went over the site plan stating there are eight proposed lots ranging in size from .28 to 4.23 acres, and lots 4-8 will utilize a shared drive and lots 1-3 will each have their own driveway. Atty. Heller stated they have received Ledge Light Health District's recommendation for suitability and stated Lots 3, 4, 5 & 6 are recommended suitable in their current conditions. Lots 2 and 7 are recommended suitable if and when the plan issues are addressed showing the minimum leaching system spread, Lot 1 is not recommended suitable in its current condition and needs to address some issues and Lot 8 is recommended suitable but has a slope greater than 25% and system needs to be designed by a professional engineer.

The Commission asked questions pertaining to the topography, which includes steep slopes and ledge, the shared driveway and a driveway maintenance agreement, runoff onto abutting properties, and affordable lots.

Atty. Heller stated that lots 1, 2 and 7 are affordable lots and the length of use and proportion of each lot will determine the percentages of the cost for each homeowner for the driveway maintenance agreement and all driveways will be paved based on their slope.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. The following people spoke:

Betty Perkowski – Hangman Hill Road  
Tom Allen – Lake of Isles Road  
Anne Nalwalk – Northwest Corner Road  
Ruth Brooks – Lake of Isles Road  
Gary Brooks – Lake of Isles Road  
Madeline Jeffery – Pendleton Hill Road

**MOTION by P. Lewis, SECOND by E. Learned to continue the Public Hearing on Re-Sub #22-032 to July 7, 2022. MOTION CARRIED UNANIMOUSLY**

**7. WORKSHOP:**

Stano Trombino to discuss possible zone change

Mr. Trombino discussed with the Commission the possibility of rezoning 3 lots on Norwich-Westerly Road that are currently in the R-40 zone to a Commercial zone. Mr. Trombino stated they are small lots and have been vacant for years. The Commission discussed the lots and curb cuts for those properties and were favorable to the possible zone change.

**8. PLANNING ISSUES & DISCUSSION: None**

**9. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES: ZEO Activity Report/May**  
N. Reichert went over his activity report with the Commission.

**10. OLD BUSINESS: None**

**11. NEW BUSINESS: None**

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 05/05/22. The minutes of 05/05/22 were accepted as submitted.

**13. ADJOURNMENT:**

**MOTION by P. Lewis, SECOND by E. Learned to adjourn the meeting at 8:50 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant, Land Use Office