



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 8, 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, September 8, 2022 at 7:01 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, Ed Learned, Mark Leonard & Robert Mazzella (Alternate)

COMMISSIONERS ABSENT: Robert Kappes (Alternate)

STAFF PRESENT: Planning, Development & Zoning Official Nathan Reichert Administrative Assistant Cheryl Konsavitch & Commission Attorney Robert Avena

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC COMMENT:** None

4. **WORKSHOP:**

Greystone Vineyards pre-application discussion

Atty. Bill Sweeney came before the Commission to discuss a proposed vineyard located on Wintechog Hill Road that would include a winery, production facility and have private events. Atty. Sweeney stated the proposed vineyard would be done in phases and that location is ideal as it already has wooded buffers in place with the nearest home being approximately 1000 feet away. Atty. Sweeney stated the facility plans to make estate wines, which are wines made only from grapes grown in a vineyard that is owned or controlled by the winery. It also means that the wine stays on the premises during the entire production process, including fermentation, bottling, and aging. Atty. Sweeney stated they would propose a tasting center but no restaurant is proposed or food service planned.

Atty. Sweeney stated he looks forward to working with the Commission on this proposal.

5. **PUBLIC HEARINGS:**

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 opened on 06/02/22; & continued to 07/07/22; & 08/04/22; Commission received on 05/05/22 & PH must close on or by 08/11/22 with 35 day extension received at 07/07/22 meeting.***

L. Steinbrecher read the application into the record.

W. Wilkinson and M. Leonard stated for the record that they listened to the previous recordings of the public hearing on this application.

Seated: L. Steinbrecher, P. Lewis, E. Learned, W. Wilkinson, M. Leonard

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

Atty. Heller stated he is before the Commission for the continued 8-30g public hearing on Lake of Isles Road. Atty. Heller stated the Commission must base their decision on 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 referred to the Town's Housing plan in reference for the need for affordable housing in the Town. Atty. Heller submitted a revised Affordability Plan (Exhibit A) for the record and went over the basis of the legal structure of the 8-30g and stated that all the lots must meet Ledge Light Health District suitability.

Atty. Heller also submitted Water Tests for Volatile Organic Chemicals (Exhibit B) taken from 25 Lake of Isles Road in Preston and stated there were no issues with the samples taken as there was some concerns brought up about possible contamination. Atty. Heller stated that if any contamination was found they would address the situation.

Atty. Heller went over case law pertaining to affordable housing and discussed the Affordability Plan with the Commission.

The Commission asked questions pertaining to drainage, archeological finds, and the driveway maintenance agreement.

Atty. Heller addressed the Commission concerns on those topics.

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

Mary Ann Ricker, President of KNSA, Inc (Keeping North Stonington Affordable)
Brian Rathbun, Grindstone Hill Road

N. Reichert went over his review of the proposal and stated that any issues or concerns have been addressed and he will work with Atty. Avena to write a motion for the Commission to discuss.

Chairman Steinbrecher asked if there was anyone from the public speaking in favor of this application. The following person spoke:

Mary Ann Ricker, President of KNSA, Inc (Keeping North Stonington Affordable)

Chairman Steinbrecher asked if there was anyone from the public speaking against this application. There was none.

**MOTION by M. Leonard, SECOND by W. Wilkinson to close the Public Hearing on Re-Sub #22-032.
MOTION CARRIED UNANIMOUSLY**

6. NEW APPLICATIONS: None

7. PENDING APPLICATIONS:

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

No action taken.

8. PLANNING ISSUES & DISCUSSION:

N. Reichert stated he will have a application for the proposed regulation changes for the Village Overlay Zone and Seasonal Use regulations for the Commission's October meeting.

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

ZEO Activity Report/August

N. Reichert went over his August report with the Commission.

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 08/11/22. The minutes of 08/11/22 were accepted as submitted.

13. ADJOURNMENT:

MOTION by E. Learned, SECOND by M. Leonard to adjourn the meeting at 8:50 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant, Land Use Office