

# Planning and Zoning Commission Minutes 01/12/2017

**Approved**

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Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, JANUARY 12, 2017 7:00 P.M.**

**New Town Hall**

**Conference Room**

**40 Main Street**

**North Stonington, CT 06359**

**MINUTES APPROVED ~ MARCH 2, 2017**

1. **CALL MEETING TO ORDER:** Chairman L. Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, January 12, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** Lou Steinbrecher, Chairman, Elaine Boissevain, Vice-Chair, Joseph Siner, Secretary, Ann Brown, Wayne Wilkinson and Alternate Member Pat Lewis

**COMMISSIONERS ABSENT:** Alternate Members Ed McGowan and Julie Lanier

**STAFF PRESENT:** ZEO/Planner Tom Zanarini and Administrative Assistant Cheryl Konsavitch

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

**3. PUBLIC COMMENT:**

**A.** Laura & Robert Mello came before the Commission to discuss their safety concerns with electric fencing and asked the Commission to consider a regulation for the placement of electrified fences. The Commission stated they would discuss at a future meeting.

**B.** Susan Sutherland, Vice-President of Avalonia Land Conservancy came before the Commission to ask them for a letter of support endorsing the efforts of the Avalonia Land Conservancy to seek state grant support to acquire and protect the 409-acre Dyer Investment Co., LLC property on Miller Road in North Stonington. This property is located in three towns – North Stonington, Griswold and Preston, and connects to other preserved open space, connecting a greenway in these three towns and on to Pachaug State Forest and also offering watershed protection for North Stonington.

They were also asked to endorse the efforts of Avalonia to seek a state grant to acquire and protect the 86.5 acre Paulann Sheets property on Puttker Road in North Stonington. Besides being an environmentally important area along the Green Fall River, it is one of the original historical towns comprising North Stonington and will offer educational opportunities to see the mill dam remains of large former woolen mill site as well as the settlement foundations. Protection of this site is consistent with goals set out by our Town's Plan of Conservation and Development and would be a valuable addition to open space in the region.

Both properties would be preserved in a natural state and will be accessible to the public for non-motorized passive recreation.

**MOTION by A. Brown, SECOND by W. Wilkinson to amend the agenda to act on the Avalonia request after the Workshop. MOTION CARRIED UNANIMOUSLY**

**4. WORKSHOP:**

Proposed EDD Zoning District (western end of Route 2) ***WORKSHOP WITH ABUTTERS***

Members of the public and representatives from the Mashantucket Pequot Tribe were present. The Commission discussed a proposal to change the R-80 zoning in this area to a possible EDD Zone. The discussion included the parcels involved and the possible uses. Further discussion will continue.

**MOTION by E. Boissevain, SECOND by W. Wilkinson to send a letter of support to the State regarding the Avalonia land acquisitions. MOTION CARRIED**

P. Lewis – Abstained

**5. PUBLIC HEARINGS:**

**RC #16-076** Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to modify Zoning Regulation pursuant to Section 1304 for the following: Section 706 (Incentive Housing Zone Overlay) (**NO ACTION NEEDED**)

**6. PENDING APPLICATIONS:**

**RC #16-076** Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to modify Zoning Regulation pursuant to Section 1304 for the following: Section 706 (Incentive Housing Zone Overlay) (**NO ACTION NEEDED**)

**7. PLANNING ISSUES & DISCUSSION:**

Budget 2017/2018

ZEO Zanarini presented the proposed budget to the Commission who had no issues with the proposal.

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

**9. NEW APPLICATIONS:** None

**10. OLD BUSINESS:** None

**11. NEW BUSINESS:** None

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 01/05/17

The Commission accepted the minutes of 01/05/17

**13. ADJOURNMENT:**

**MOTION by A. Brown, SECOND by J. Siner to adjourn the meeting at 8:23 p.m. MOTION CARRIED  
UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant

Planning & Zoning Office