



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 7, 2017 7:00 P.M.

**New Town Hall
Conference Room
40 Main Street
North Stonington, CT 06359**

MINUTES APPROVED – SEPTEMBER 14, 2017

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, September 7, 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: Planning, Development & Zoning Official Juliet Hodge & Administrative Assistant Cheryl Konsavitch

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT:

Vilma Gregoropoulos stated she was looking through the POCD and noticed the picture of Exit 93 looks exactly like their conceptual plan of the area.

4. COMMISSION REVIEW:

A. MOD SPL #17-088 (*Site Plan Modification*) Application of Jason Quinlan, 152 Wheeler Rd., Stonington, CT 06378 for a site-plan modification for the construction of a new warehouse building on property owned by Quinlan Enterprises, LLC, located at 75 Frontage Rd., N. Stonington, CT 06359 in an EDD/WSPO Zone. Tax Map #122, Lot #7634 (*Commission received 09/07/17 & must act on or before 11/10/17*)

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, A. Brown, W. Wilkinson

Atty. George Comolli and Jason Quinlan were present for this application.

Atty. Comolli went over the application and stated the building to be constructed is a 27,000 square foot warehouse that will be used for boat storage only. Atty. Comolli stated there are no wetlands involved and an engineering review was done by Cherenzia & Associates and also at the Commission's request by Anthony Nenna of On-Site Engineering. The site is currently developed with an existing office building and warehouse/manufacturing building with associated driveway and parking areas. The proposed building will not contain any bathrooms.

J. Hodge went over her review of the application stating this application is primarily a modification of an existing site plan. J. Hodge also stated that she requested that the Change of Use be addressed under the current application because back in 2015 the Use itself changed from Manufacturing to Mixed Use-Commercial/Industrial which should have been a site-plan review and not a change of user situation. The facility and uses have been reviewed by the Fire Marshall and Building Official and the applicant currently has an approved Master Code Compliance Plan in place. The work to bring the facility up to code is being phased according to the Master Plan. It should be noted that the new warehouse is necessary to store the boats that were formally stored within the main building to bring this site into conformance with building code.

J. Hodge stated the proposed 27,000 square foot warehouse facility is considered an accessory use to the existing facility. The plan conforms to all relevant dimensional requirements in Chapter 4; outdoor lighting requirements per Section 1110, and includes the required Soil Erosion and Control Plan that substantially conforms to Section 1111, a Stormwater Management Plan in conformance with Section 1112, and an Environmental Analysis per Section 703 as the site is located within the Water Supply Protection Overlay Area.

J. Hodge also went over parking calculations and also stated an As-Built plan will be required prior to issuance of a Certificate of Zoning Compliance.

MOTION by J. Siner, SECOND by E. Boissevain to approve Application #17-088 (*Site-Plan Modification/Change of Use*) Application of Jason Quinlan, 152 Wheeler Road, Stonington, CT 06378 for a site-plan modification for the construction of a new warehouse building and formally acknowledge Change of Use from Manufacturing to Mixed-Use Commercial/Industrial on property owned by Quinlan Enterprises, LLC, located at 75 Frontage Rd., N. Stonington CT 06359 WAS APPROVED.

MOTION CARRIED UNANIMOUSLY

B. SPL #17-095 (*Site Plan*) Application of Advanced Lawn Care, LLC, c/o Tim Olmstead, 1 Meadow Ave., Stonington, CT 06378 for the construction of a 2,204 s.f. building for a landscape business, with parking for employees, equipment & storage areas on property owned by Christine C. Gillis located at 49 Pendleton Hill Rd., N. Stonington, CT 06359. Tax Map #122, Lot #9511

(NO ACTION NEEDED; Commission received 09/07/17 & must act on or before 11/10/17)

5. PUBLIC HEARING:

RC/ZC #17-075 Application of the Town of North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 for amendments & additions to Chapters 1 (Purpose & Authority) , 3 (General Provisions), 4 (Dimensional Requirements), 6 (Commercial & Industrial Zoning Districts), 7 (Overlay Zoning District), 10 (Supplemental Regulations), 11 (Site Design Requirements), 12 (Permits by Staff) & 16 (Definitions) & a change to the zoning map from R-80 & I to create a Resort Commercial Zone along the western end of Route 2 to include the following parcels: (84-1051, 84-1058, 84-1878, 84-2198, 84-2506, 84-2537, 84-2571, 84-3316, 84-3703, 84-4125, 84-4973, 84-5087, 84-5377, 84-5686, 84-5952, 84-6000, 84-6166, 84-6236, 84-6538, 84-

6606, 84-8944, 84-9158, 84-9164, 84-9612, 84-9838, 85-0759, 85-2477, 85-2696, 85-5775, 85-6201, 85-6765, 85-9853.

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, A. Brown, W. Wilkinson

J. Hodge went over her review of the Zone Change first, stating the rationale is the west end of Route 2 is the gateway to North Stonington from the West, and many visitors and potential developers travel through this area. Currently much of the approximate 1.5 mile stretch of Route 2 between the Casino and Swantown Hill Road is either undeveloped, under-developed, blighted, and/or littered with for sale signs. The possible change in the Zoning was identified in our Future Land Use Plan and public input during POCD planning process and at current Board and Commission meetings states the need to grow and diversify the tax base and to build on what we have. The Zone Change has been contemplated for some time and is supported by the EDC and the MPTN who will be supplying the necessary water and sewer for larger developments such as hotels, etc.

J. Hodge stated the purpose of the Resort Commercial District is to attract investment to the under-utilized and undeveloped parcels that are suitable for development while preserving the remaining open space; and to facilitate coordinated development unique to this area and complementary to the existing development immediately surrounding Foxwoods Resort Casino.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to the Zone Change. The following people spoke: Some people spoke who did not identify themselves.

Beth Tillman
Brian Rathbun
Pat Turner
Vilma Gregoropoulos
Brad Borden
Amy Foster
Nita Kincaid
Anne Nalwalk
Duncan Schweitzer
Carl Johnson
Dan Spring
Asa Palmer
Shawn Murphy

J. Hodge went over the Regulation Change portion of this application also which included the various sections listed above.

MOTION by E. Boissevain, SECOND by A. Brown to continue the Public Hearing on RC/ZC #17-075 to September 14, 2017. MOTION CARRIED UNANIMOUSLY

6. PLANNING ISSUES & DISCUSSION:

POCD Implementation & Wintechog Hill Project

J. Hodge briefly went over the Wintechog Hill Project stating she had met with a developer to get his thoughts on the conceptual and he felt there needed to be more density to make the project feasible.

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

ZEO Activity Report/August

J. Hodge went over her activity report with the Commission

8. NEW APPLICATIONS: None

9. OLD BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 08/10/17

The Commission accepted the minutes of 08/10/17

11. ADJOURNMENT:

**MOTION by J. Siner, SECOND by E. Boissevain to adjourn the meeting at 9:48 p.m.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office