



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, SEPTEMBER 14, 2017 7:00 P.M.**

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

**MINUTES APPROVED ~ OCTOBER 5, 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 14, 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:**

Nita Kincaid reminded everyone about the NoSton Fest on September 23<sup>rd</sup> from noon to 4:00 p.m. on Main Street

**4. COMMISSION REVIEW:**

Secretary Siner read the application into the record.

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

**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

*(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

Mr. Robert Schuch of Schuch Engineering, was present representing the applicant.

Mr. Schuch stated this project involves a low impact development of a 4.7 +/- acre undeveloped lot including the construction of a commercial building, a well, septic system, stormwater management system, parking and access areas, storage areas and associated improvements. Mr. Schuch went over the septic, soils and topography of the site. Mr. Schuch stated the applicant has received wetlands approval.

Mr. Schuch stated the building development area will be located on a plateau which will allow stormwater runoff to flow overland in all 4 directions through undisturbed vegetated areas. Mr. Schuch stated that there will be no adverse impacts from stormwater runoff on this property after this low impact development is completed.

J. Hodge went over her review of this application and stated this development is considered low impact with respect to the overall design and the plan conforms to all relevant chapters in the zoning regulations.

The Commission asked questions pertaining to the application and discussed parking and what would be stored on-site.

Because the site is located in the WSPOA, the Commission consensus was to have the applicant submit a detailed description of what would be stored in the buildings and provide details about on-site and best management practices to be used to prevent contamination from spills or caused by routine maintenance of fleet vehicles.

## **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

The Commission continued the Public Hearing on this application and Chairman Steinbrecher stated they would start with questions or comments from the public pertaining to the Zone Change. The following people spoke:

Vilma Gregoropoulos  
Anne Nalwalk  
Brad Borden  
Brett Mastroianni  
Sal Constanza  
Madeline Jeffrey

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

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

Fritz Rauch

The Commission tabled this application until October 5<sup>th</sup>.

**6. PLANNING ISSUES & DISCUSSION:**

POCD Implementation & Wintechog Hill Project – No discussion

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

**8. NEW APPLICATIONS:** None

**9. OLD BUSINESS:** None

**10. NEW BUSINESS:**

Planning & Zoning Commission to call the Bond for site restoration work in the amount of \$52,001.83 associated with **SPEC #06-038 & MODSPEC #12-022** Application of the North Stonington Little League Association, Inc., P.O. Box 419, North Stonington, CT 06359 to phase construction of an approved 5 field Little League complex with associated improvements, including but not limited to parking, lighting, & wastewater disposal. Property is located at 74 Swantown Hill Road, North Stonington, CT 06359 in an R-80 Zone. Tax Map #77, Parcel #2994

Chairman Steinbrecher read the application into the record.

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

J. Hodge stated the Little League had been sent a Cease & Desist which ordered them to stop any activity not directly related to the site work necessary to complete Phase 1 in accordance with their Site-Plan #12-022, which the Little League agreed upon at the Commission’s April 6, 2017 meeting. J. Hodge stated they were also told to place a barrier across the driveway to prevent drivers from entering until such time as the sight line improvements have been completed. The site-work has not been completed for Phase 1 and their site-plans have expired.

**MOTION by W. Wilkinson, SECOND by A. Brown to call the bond on the Little League in the amount of \$52,001.83 for site restoration work. MOTION CARRIED UNANIMOUSLY**

**11. REVIEW MINUTES:**

Review minutes of Regular Meeting of 09/07/17 - The Commission accepted the minutes of 09/17/17

**12. ADJOURNMENT:**

**MOTION by E. Boissevain, SECOND by J. Siner to adjourn the meeting at 9:25 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office