



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, OCTOBER 5, 2017 7:00 P.M.

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

MINUTES APPROVED ~ OCTOBER 12, 2017

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, October 5, 2017 at 7:04 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Elaine Boissevain, Vice-Chair, Joseph Siner, Secretary, and Wayne Wilkinson

COMMISSIONERS ABSENT: Ann Brown and Alternate Members Pat Lewis, 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:

Mike Urgo stated he needs to leave early and would like to comment on the RC/ZC application stating he is in favor of the Route 2 re-zone.

4. WORKSHOP:

Mark Perkins to discuss future plans for property at 586Z Lantern Hill Road

Mr. Perkins stated he was not ready to discuss future plans for the property without his attorney present and would like to reschedule the workshop.

J. Hodge stated she would contact the attorney for the next steps as this workshop was part of the stipulated agreement.

4. COMMISSION REVIEW:

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, W. Wilkinson

Mr. Robert Schuch of Schuch Engineering, Ben Gillis and Tim Olmstead were present representing the applicant on this continued application.

Because the site is located in the WSPOA, the Commission consensus at last month's meeting 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.

Mr. Schuch went over the Site Narrative and Pollution Prevention Plan which included the building use, parking, outdoor storage area, shed, outdoor bin storage, future building and best management practices that will be implemented.

MOTION by E. Boissevain, SECOND by J. Siner to approve 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 with the following conditions:

- 1. No yard stumps or other yard waste will be brought back to the property from off-site jobs;**
- 2. The proposed future building will require additional permitting and**
- 3. An as-built plan shall be required prior to issuance of a Certificate of Zoning Compliance**

MOTION CARRIED UNANIMOUSLY

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, W. Wilkinson

The Commission continued the Public Hearing on this application and J. Hodge went over the changes in the updated version of the regulation changes and the Vacation Resort District.

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

Vilma Gregoropoulos
Anne Nalwalk
Brad Borden

Chairman Steinbrecher read an e-mail into the record from Duncan Schweitzer and correspondence from Brad Borden pertaining to Foxwoods.

MOTION by E. Boissevain, SECOND by W. Wilkinson to continue the Public Hearing on this application to October 12, 2017. MOTION CARRIED UNANIMOUSLY

6. PLANNING ISSUES & DISCUSSION:

POCD Implementation

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

ZEO Activity Report/September

J. Hodge went over her September report for the Commission

8. NEW APPLICATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 09/14/17

The Commission accepted the minutes of 09/14/17

12. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by J. Siner to adjourn the meeting at 9:05 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office