



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, NOVEMBER 2, 2017 7:00 P.M.**

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

**MINUTES APPROVED ~ NOVEMBER 9, 2017**

**1. CALL MEETING TO ORDER:** Vice-Chair Elaine Boissevain called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, November 2, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

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

**COMMISSIONERS ABSENT:** Lou Steinbrecher, Chairman and Alternate Members Ed McGowan and Julie Lanier

**STAFF PRESENT:** Planning, Development & Zoning Official Juliet Hodge and Consulting Commission Attorney Sandra Beck Dombro

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

**3. EXECUTIVE SESSION:**

To discuss ongoing litigation, North Stonington v. Perkins Properties, LLC, KNL-CV16-6026969-S

**MOTION by J. Siner, SECOND by W. Wilkinson to go into Executive Session to discuss ongoing litigation on the above matter at 7:04 p.m. MOTION CARRIED UNANIMOUSLY**

Present: J. Hodge, Atty. Dombro, Atty. Matthew Berger (Perkins Atty.), Mark Perkins, E. Boissevain, J. Siner, W. Wilkinson, P. Lewis

The Commission came out of Executive Session at 8:25 p.m. and no actions or decision were taken.

**4. PUBLIC COMMENT:** None

## **5. COMMISSION REVIEW:**

**SUB #17-105** Application of Joyce M. Elias, 433 Providence-New London Turnpike, North Stonington, CT 06359 for a 2 lot subdivision (*1 new lot proposed*) on property located at 433 Providence-New London Turnpike in an R-60 Zone. Tax Map #111, Parcel #5427. (**NO ACTION NEEDED**; *Commission to review on 11/09/17*)

## **6. 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: E. Boissevain, J. Siner, W. Wilkinson, A. Brown, P. Lewis

Vice-Chair Boissevain stated that A. Brown has listened to the tapes of last month's meetings and has also met with staff.

The Commission continued the Public Hearing on this application and J. Hodge discussed zone lines on various parcels and discussed the uses in the Resort Commercial Zone.

Vice-Chair Boissevain asked if there was anyone from the public wishing to ask questions or make comments pertaining to this application. The following people spoke:

Anne Nalwalk  
Madeline Jeffery  
Vilma Gregoropoulos  
Joy Simmons

Brad Borden - J. Hodge read a letter into the record from Brad Borden pertaining to this application.

Vice-Chair Boissevain asked if there was anyone from the public speaking in favor of this application. There were none.

Vice-Chair Boissevain asked if there was anyone from the public speaking against this application. There were none.

The following people spoke with comments pertaining to both for and against the application:

Brad Borden - J. Hodge read a letter into the record from Brad Borden pertaining to this application.  
Vilma Gregoropoulos  
Madeline Jeffery

**MOTION by J. Siner, SECOND by W. Wilkinson to close the Public Hearing on RC/ZC #17-075. MOTION CARRIED UNANIMOUSLY**

## **7. PLANNING ISSUES & DISCUSSION:**

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

ZEO Activity Report/October

J. Hodge will review her report at the Commission's November 9<sup>th</sup> meeting. J. Hodge reminded the Commission about the upcoming All Boards meeting on November 16<sup>th</sup> sponsored by EDC for existing and outgoing Boards and Commission members and to introduce the new members and to have a discussion on what's going on in Town.

J. Hodge also asked the Commission for their help in finding qualified candidates for the Zoning Board of Appeals.

**9. NEW APPLICATIONS:** None

**10. OLD BUSINESS:** None

**11. NEW BUSINESS:** None

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 10/12/17

The Commission accepted the minutes of 10/12/17 as written.

**13. ADJOURNMENT:**

**MOTION by W. Wilkinson, SECOND by J. Siner to adjourn the meeting at 10:00 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office