



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, NOVEMBER 9, 2017 7:00 P.M.

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

MINUTES APPROVED ~ DECEMBER 7, 2017

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, November 9, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

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

COMMISSIONERS ABSENT: Wayne Wilkinson and Alternate Members Ed McGowan and Julie Lanier

STAFF PRESENT: Planning, Development & Zoning Official Juliet Hodge and Administrative Assistant Cheryl Konsavitch

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. 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. (*Commission to review on 11/09/17*)

L. Steinbrecher read the application into the record.

P. Lewis stated she is an abutter but would have no issues being seated for this application. Susan Mattern representing the applicant stated she was fine with P. Lewis being seated for this review.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, A. Brown, P. Lewis

Susan Mattern of Mattern & Stefon Land Surveyors was present representing the applicant.

Ms. Mattern went over the site-plan with the Commission stating the parcel is being split from a 23.86 acre parcel with the new lot being 2.99 acres and went over the lot history.

J. Hodge went over her review of the application and stated that all error and omissions identified during the review process have been corrected and missing information has been provided. J. Hodge stated the Subdivision Plan as revised on 10/23/17 conforms to all applicable zoning and subdivision regulations.

The Commission asked general questions regarding the subdivision and also about the open space requirement.

FINDING

The new lot will be owned by Joyce Elias (the applicant/owner) with no immediate plans to convey the lot to any other person or party. No Open Space is required unless the lot is conveyed to a non-family member.

WAIVERS

MOTION by E. Boissevain, SECOND by J. Siner to approve the following waiver requests for the following reasons:

1. Section 5.7: A waiver is requested for the proposed Elias Subdivision located at 433 Providence-New London Turnpike from the Town of North Stonington Subdivision Regulations Section 5.7 Stormwater Management.

The waiver is requested due to the absence of any proposed public infrastructure (roads, sidewalks, parking lots, etc.)

2. Section 6.3: A waiver is requested for the proposed Elias Subdivision located at 433 Providence-New London Turnpike from the Town of North Stonington Subdivision Regulations Section 6.3 Sidewalks and Trails.

This waiver is requested due to the rural character of the surrounding area and the absence of any existing sidewalks within proximity to the site.

MOTION CARRIED UNANIMOUSLY

COMMISSION ACTION

MOTION by E. Boissevain, SECOND by J. Siner to approve SUB #17-105 of Joyce M. Elias, 433 Providence-New London Turnpike, North Stonington, CT 06359 for a 2 lot subdivision (*1 new lot proposed*) with the following conditions:

- 1. Deeds for each individual lots with property descriptions provided based on approved surveys shall be provided after monumentation has been set and prior to the filing of the mylars for this subdivision.**
- 2. The applicant will label this a family subdivision and the proper notes should be on the plan and all paper work.**

MOTION CARRIED UNANIMOUSLY

5. PENDING APPLICATIONS:

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).

J. Hodge went over the changes by chapter and also the definitions with the Commission.

MOTION by E. Boissevain, SECOND by J. Siner to approve 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), 9 (Business Special Zoning Districts) 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 and other changes as written or presented in the final draft of 11/09/17 **with the effective date of 11/17/17.**

MOTION CARRIED UNANIMOUSLY

6. PLANNING ISSUES & DISCUSSION:

J. Hodge stated she would be putting in a regulation change to the Commission for housekeeping items that need to be addressed and is also going through the ordinances for items that need to be corrected.

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

ZEO Activity Report/October

J. Hodge went over her activity report for October with the Commission.

8. NEW APPLICATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 11/02/17

The Commission accepted the minutes of 11/02/17 as written.

12. 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