



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JANUARY 11, 2018 7:00 P.M.

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

MINUTES APPROVED ~ FEBRUARY 1, 2018

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, January 11, 2018 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ann Brown, Vice-Chair, Joseph Siner, Secretary, Wayne Wilkinson, Lisa Wood and Alternate Member Pat Lewis and Connie Berardi

COMMISSIONERS ABSENT: Alternate Member Ed McGowan

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

2. ADDITIONS TO THE AGENDA:

MOTION by A. Brown, SECOND by W. Wilkinson to amend the agenda to move to Public Hearing and then back to regular agenda format. MOTION CARRIED UNANIMOUSLY.

3. PUBLIC COMMENT: None

4. PUBLIC HEARING:

RE-SUB #18-001 (Subdivision) SPL #18-002 (Site-Plan) Application of Jason Horowitz (GBT Realty, Inc.) North Stonington DCTP, LLC, 9010 Overlook Boulevard, Brentwood, TN 37027 for property owned by Barbara Rubenstein Trust et al, for a 2 lot-subdivision and site-plan review for a 9,224 sq. ft. 1-story retail building with associated parking, landscaping improvements, storm water detention/treatment system, private well, private on-site sewer disposal system & other utility infrastructure on property located at Clarks Falls Road in an HC Zone. Tax Map #112, Lot #4527 (*Commission to receive on 01/04/18 & must act on or before 03/09/18*)

J. Hodge gave a brief overview of the application and stated that after reviewing the application and meeting with the applicant, it was determined Re-Sub #18-001 could be done as a Lot Line Adjustment as

the abutting property owner intended to buy the parcel that was going to be subdivided. The Commission will review SPL#18-002 at their February 1st meeting.

5. WORKSHOP:

Madeline Jeffery and Dick Seager gave a power point presentation on the Wood-Pawcatuck Wild & Scenic Rivers Study

Mrs. Jeffery stated a Wild and Scenic River are certain selected rivers of the Nation which possess outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other similar values, shall be preserved and protected for the benefit and enjoyment of present and future generations. Mrs. Jeffery stated there are 209 Wild & Scenic Rivers with 8 in New England, 2 in CT and none in RI.

Some of the presentation included the rivers under study, the early process, what wild and scenic designation does, what wild and scenic does not do, what does the study involve, the benefits to the Towns and what you can do.

Mrs. Jeffery and Mr. Seager stated they are looking for a letter to the Selectmen with the Commission's support of the Wild and Scenic Rivers designations in the Wood-Pawcatuck Watershed. The Commission stated they would like to review the stewardship plan when it is available before sending a letter of support.

Candy Palmer was present and submitted a handout pertaining to the language in the Wild and Scenic Rivers Act of 1968 which seemed to indicate that in Section 6 (g) (1), (2) and (3) that the federal government could take property along the river that is deemed not adequately cared for. The Commission discussed and referred back to language in the act and did not believe this was the case. Mrs. Jeffery and Mr. Seager stated they would look into this and get back with an answer.

Denise Poyer, Project Coordinator of the Wild and Scenic Study did respond with a letter and stated that this will not apply to the Wood-Pawcatuck watershed for the following reasons:

1. This act was originally intended to designate large rivers in the western portion of the country. These rivers already flowed through vast amounts of government owned property, such as National Parks and BLM properties. Section 6 of the act allows for private property owners adjacent to national property to sell or donate their lands to become part of the Wild and Scenic rivers.
2. Twenty-five years ago the National Parks Service developed the Partnership Wild and Scenic Rivers Program to address rivers in the east. Most of these rivers, like the Green Falls and Shunock Rivers in the Wood-Pawcatuck Watershed, flow through private property and not government lands.
3. Because this is a partnership of local and state organizations to stewardship the rivers and not the federal government managing the rivers, no property is going to be acquired by the federal government. Property may be voluntarily sold or donated to local land trusts, town and state organizations in the same manner they have always used.
4. We will state very specifically in the Stewardship Plan and the bill submitted to Congress that no property is to be taken by the federal government. There are now twelve Partnership Wild and Scenic Rivers in the northeastern US, and no federal land acquisition has occurred on them and none is allowed under the terms of their management plans and legislation.

6. PLANNING ISSUES & DISCUSSION:

Ordinance revisions & proposed zoning change & POCD Action Item Priorities

J. Hodge asked the Commission's opinion on Micro-Assisted Living Facilities and if this is something they would take under consideration. Some members of the Commission stated this is something worth further discussing.

J. Hodge went over the proposed zoning changes that she submitted in a handout and also discussed the Brewery regulations and a list of concerns for commercial services in a residential zone.

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

ZEO Activity Report/December

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

8. NEW APPLICATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 12/07/18

The Commission accepted the minutes of 12/07/18 as written.

12. ADJOURNMENT:

MOTION by J. Siner, SECOND by W. Wilkinson to adjourn the meeting at 9:38 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office