



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JULY 6, 2017 7:00 P.M.

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

MINUTES APPROVED ~ AUGUST 10, 2017

1. **CALL MEETING TO ORDER:** Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, July 6, 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, and Wayne Wilkinson

COMMISSIONERS ABSENT: Ann Brown, and Alternate Members Ed McGowan, Pat Lewis and Julie Lanier

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

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

3. **PUBLIC COMMENT:** None

4. **COMMISSION REVIEW:**

CGS 8-24 #17-047 (CT General Statute 8-24), On behalf of the Board of Selectmen, First Selectman Shawn P. Murphy requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: A request by the homeowners of the Chester Maine Estates Subdivision to have the Town quit claim the bridge trail to them, parcels 95-1578, 102-2790, 95-5348 (***Review opened on 06/01/17***)

Secretary Siner read the request into the record.

Atty. Robert Avena of Avena & Kepple was present representing the Commission and Atty. Dixon was present representing the homeowners of Chester Maine Estates.

The Commission continued this request from last month's meeting, as they were waiting on a review of the legal issues associated with the possible transfer of the 3 parcels of land that abuts the Chester Main Subdivision, which is referred to as the Chester Main Bridle Trail. Mr. Avena submitted a letter that included the topics of the background, CGS 8-24 property transfer and CGS 8-18 Re-subdivision. Mr. Avena stated that he does not believe this would be a re-subdivision because the proposed sale of the parcels would change the ownership, but not the subdivision map.

J. Hodge had a power point presentation showing pictures of the trail and pointed out the proximity to some of the houses.

Bill Ricker, Conservation Commission, stated he believes the intent of the trails was for the subdivision to have formed a homeowner's association and he understands the concerns of the homeowner's. Mr. Ricker stated that he feels the Town should decide on whether they should be public or private trails.

Brian Rathbun & a Chester Maine resident who did not identify himself commented on this request.

The Commission made comments and asked questions pertaining to the request.

MOTION by E. Boissevain, SECOND by W. Wilkinson to approve the CGS 8-24 #17-047 request and the Commission is therefore willing to let the residents of North Stonington decide at a Town Meeting whether to quit claim parcels 95-1578, 102-2790, 95-5348 back to the homeowners pending the formation of a Homeowners Association, subject to the restriction of a permanent conservation easement and maintenance agreement in a form approved by the town attorney, for open space purposes, with a mylar recorded as to the new ownership of the parcels. MOTION CARRIED UNANIMOUSLY

5. PLANNING ISSUES & DISCUSSION:

- A. POCD Implementation
- B. Proposed Change of Zoning District Classification (western end of Route 2)
- C. Wintechog Hill Project
- D. Proposed regulation changes to signage, accessory apartments & uses in the Village Preservation Overlay Area

J. Hodge went over items A-D with the Commission. L. Steinbrecher stated he wants the zone change to go to public hearing by November. J. Hodge will submit the proposed regulations changes for the Commission's next meeting to be received and scheduled for a Public Hearing.

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

ZEO Activity Report

J. Hodge went over her activity report for the month of June with the Commission.

7. NEW APPLICATIONS: None

8. **OLD BUSINESS:** None

9. **REVIEW MINUTES:**


Review minutes of Regular Meeting of 06/08/17

The Commission accepted the minutes of 06/08/17

10. **ADJOURNMENT:**

**MOTION by E. Boissevain, SECOND by J. Siner to adjourn the meeting at 9:15 p.m.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Cheryl Konsavitch". The signature is written in a cursive, flowing style.

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office