



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, FEBRUARY 8, 2018 7:00 P.M.

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

MINUTES APPROVED ~ MARCH 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, February 8, 2018 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, and Alternate Members Pat Lewis and Connie Berardi

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Joseph Siner, Secretary, Lisa Wood and Alternate Member Ed McGowan

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. WORKSHOP:

A. Fritz Rauch came before the Commission to discuss potential business on Route 49

Mr. Rauch gave a power point presentation for a proposed metal working and repair shop on property located at 157 Pendleton Hill Road that he hopes to transition his hobby into a small business. This type of business is allowed under the current zoning regulation. Mr. Rauch stated he would be proposing to build a 4200 sq. ft. L-shaped building. Mr. Rauch stated this would be a low volume business, with no advertising or any employees. Mr. Rauch stated he would maybe have 1 car per day and there would be no outside storage.

1st Selectman Mike Urgo spoke before he had to leave but stated he is in favor of all workshop endeavors.

B. Trillium Brewery Nick Bonadies to discuss locating a farm brewery in Town

Esther Tetreault and Nike Bonadies came before the Commission to discuss the possibility of finding a site suitable with an agricultural aspect for a brewery with a small scale inn and a restaurant with farm to table. They were hoping to find a site suitable for growing wheat, rye and fruit trees. They would use the product they grew to also serve their other location.

Public comment stated that this use would be a benefit to the Town.

C. Dr. Stefana Pecher discussed the initial concept plan for wellness retreat & indoor farming

Dr. Stefana Pecher and Jeff Horn, Architect were present for this application.

Dr. Pecher stated she runs a holistic practice and discussed a wellness retreat with organic farming which would be indoors all year round. There would be a farm building for sustainable farming and veterans would run the farm. Mr. Horn went over a conceptual plan of the proposal. Dr. Pecher stated that the vision for the retreat would be 8-10 bedrooms. Dr. Pecher also discussed a medical marijuana dispensary and J. Hodge stated that use would be allowed under our current zoning regulations.

Public comment stated that this proposal would support veterans and the business would help the community.

5. COMMISSION REVIEW:

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 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 ***(NO ACTION NEEDED; Commission review scheduled for 03/01/18 continued from 02/01/18; Commission received on 01/04/18; & PH must close on or by 03/09/18)***

6. PLANNING ISSUES & DISCUSSION:

A. Ordinance revisions & proposed zoning change & POCD Action Item Priorities

J. Hodge asked the Commission's opinion on term limits for Commission members, they discussed and consensus was 4 years for regular members and 2 years for alternates, which would have to be voted on at a Town Meeting.

B. Budget

J. Hodge went over the proposed budget with the Commission for 2018/2019

C. Public Act No. 17-155 – Temporary Health Care Structures

J. Hodge discussed this act with the Commission. The Commission will hold a Hearing on this Act to opt out, as the zoning regulations allow for accessory apartments.

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

ZEO Activity Report/January

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

8. **NEW APPLICATIONS:** None

9. **OLD BUSINESS:** None

10. **NEW BUSINESS:** None

11. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 01/11/18

The Commission accepted the minutes of 01/11/18 as amended, with the change pertaining to Roll Call, correcting Lisa Wood to Regular Member not Alternate Member as written in the minutes.

12. **ADJOURNMENT:**

MOTION by W. Wilkinson, SECOND by C. Berardi to adjourn the meeting at 9:02 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office