



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, APRIL 5, 2018 7:00 P.M.

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

MINUTES APPROVED ~ MAY 3, 2018

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, April 5, 2018 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Ann Brown Vice-Chair, Joseph Siner, Secretary, Wayne Wilkinson, Lisa Wood and Alternate Members 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 P. Lewis to amend the agenda to add legality of marijuana dispensary as item 6D. MOTION CARRIED UNANIMOUSLY

3. PUBLIC COMMENT: None

4. COMMISSION REVIEW:

CGS #18-019 (CT General Statue 8-24), On behalf of the Board of Selectmen, First Selectman Michael Uργο requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: Review for sale of condo unit 2H located at 391 Norwich-Westerly Rd., in a C Zone. Tax Map #101, Lot #7011M

Secretary Siner read the application into the record.

Seated: L. Steinbrecher, A. Brown, J. Siner, W. Wilkinson, L. Wood

1st Selectman Mike Uργο stated that the Selectmen are proposing that the Town sell Unit 2H at the Holly Green Condominium Complex that currently houses the Recreation and Economic Development Commission Offices.

Since the hiring of a full-time employee for Economic Development, the office is not fully utilized. The Selectmen are proposing that the old fire station be used to house the Recreation Office so that they can offer additional revenue-producing activities.

The move will give them more space for programs and conveniently adjacent to the Town's Recreation Area on Rocky Hollow Road. The Town is also considering moving the Registrar of Voters and the voting equipment to the old fire station to allow better access and parking for residents and taxpayers and also allow the Town Hall to remain open during voting sessions.

With respect to the cost of such a move, the selectmen believe that there will not be an increased expense to the Town as there will no longer be condo fees for the Unit and the Town will have the ability to collect move revenues from the new programs offered.

**MOTION by A. Brown, SECOND by W. Wilkinson to support the sale of the condominium.
MOTION CARRIED UNANIMOUSLY**

5. PLANNING ISSUES & DISCUSSION:

A. Wintechog Hill Road Project/Affordable Housing

1st Selectman Mike Uργο stated this was an item he asked to be put on the agenda to discuss. M. Uργο stated that the Affordable Housing Committee has done a lot of work to position the Town to bring in affordable housing and that the Wintechog Hill Property has been a big focal point of that Committee. This project is also consistent with housing goals in the POCD and Housing Plan. M. Uργο stated he would like the Commission to allocate additional funds to Milone & MacBroom to complete the conceptual plans so that they can have a finished product to bring to the voters at a Town meeting. A conceptual plan and associated pro-forma would also help facilitate future development by any interested developers. M. Uργο also stated that Mr. Jack Lynch was present and is interested in a possible land swap – swapping the 108 acres on Wintechog Hill with his 134 acre property on Mystic Road. The Commission discussed the pros and cons of the land swap.

The following people from the public spoke:

Margaret Leonard
Marilyn Mackay
Dan Spring
Shawn Murphy

The Commission authorized J. Hodge to ask Milone & MacBroom for a cost estimate and description of work to be performed toward providing us with a pro forma plan.

B. POCD Action Items Priorities

J. Hodge discussed the remaining action items not completed in the POCD. Hodge stated that she felt the Commissions could better utilize their space in the Quarterly Newsletter to communicate with residents about the POCD progress and ongoing initiatives. J. Hodge also discussed hosting a possible charrette to get input about desired uses in the Economic Development and Resort Commercial Zones and would like to host a series of neighborhood meetings again which could run the summer thru fall. The Commission felt that they should focus on setting up the neighborhood meetings rather than hosting a charrette at this time.

C. Permit requirements for new & existing agricultural uses

The Commission discussed and confirmed that the establishment of a new farm and/or the introduction of a new commercial activity on an existing farm would require a permit.

D. Marijuana Dispensary

P. Lewis stated that she would like the Commission to get a legal opinion from our Attorney to see if the recent Commission approval granted for the medical marijuana dispensary was legal as she believes such dispensaries are illegal under Federal Law.

The Commission authorized the Commission attorney to provide a written legal opinion on whether or not the Commission approval granted for the marijuana dispensary was legal, and if it was not, what actions the Commission should take to correct the error.

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

ZEO Activity Report/March

J. Hodge went over her activity report with the Commission for the month of March. She also discussed several site issues at the Quality Propane property discovered during the As-Built inspection.

7. NEW APPLICATIONS:

A. RC #18-023 (*Regulation Change*) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to add & amend to the following; Chapters 1 (*Purpose & Authority*), 3 (*General Provisions*), 4 (*Dimensional Requirements*), 5 (*Residential Zoning Districts*), 6 (*Commercial Zoning Districts*), 10 (*Supplemental Regulations*), 11 (*Site Design Standards*), 12 (*Permits by Staff*), 13 (*Permits by Commission*), 14 (*Zoning Board of Appeals*) 16 (*Definitions*) & *Table of Contents* of the Town of North Stonington Zoning Regulations & added reference in Section 4 of the Subdivision Regulations to Sections 5.8-5.10, added Section 5.8 (*Water Supply Report*), added Section 5.9 (*Subsurface Sewer Disposal Systems*) added Section 5.10 (*Sanitary Sewers*) & amended Table of Contents in the Town of North Stonington Subdivision Regulations. (*Commission to receive on 04/05/18 & schedule for PH*)

The Commission scheduled the Public Hearing on RC#18-023 for May 3, 2018

8. OLD BUSINESS:

Renewal of Signal Hill Site-Plan Extension Letter

The Commission discussed and J. Hodge read Section 1302.7 subsections B and C which allow the Commission, upon showing of good cause for the delay, to grant an extension of the time to complete work in connection with such Site Plan.

Chairman Steinbrecher stated that according to the letter of Lorraine Yardan they have one more season to market the property before all their other permits expire and the project re-designates as vacant land.

MOTION by J. Siner, SECOND by W. Wilkinson to approve SP#12-107 (*Private Roadway*) Request of Arlene F. Steinlauf & Scott H. Hurwitz, Trustees of Edward G. Steinlauf Trust & Lorraine Yardan, Trustee of Stephan W. Yardan Trust, 55 Sound View Heights, Branford, CT 06405 for an extension of an approved site plan for the construction of a private roadway on Jeremy Hill Road in North Stonington, CT 06359 in an R-60 Zone to access subdivision in Stonington. Tax Map #115, Parcel #7823 **FOR A 1 YEAR EXTENSION. MOTION CARRIED**

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 03/08/18

The Commission accepted the minutes of 03/08/18 as submitted.

11. ADJOURNMENT:

MOTION by J. Siner, SECOND by C. Berardi to adjourn the meeting at 9:10 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office