



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MAY 10, 2018 7:00 P.M.

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

MINUTES APPROVED ~ JUNE 7, 2018

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 10, 2018 at 7:10 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Ann Brown Vice-Chair, and Alternate Members Pat Lewis, Connie Berardi & Rod Porter

COMMISSIONERS ABSENT: Joseph Siner, Secretary, Wayne Wilkinson, and Lisa Wood

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

2. ADDITIONS TO THE AGENDA:

MOTION by A. Brown, SECOND by C. Berardi to amend the agenda to add request for a filing extension of approved SPL # 18-002 (Dollar General) under New Business. MOTION CARRIED UNANIMOUSLY

3. PUBLIC COMMENT:

Nita Kincaid, Selectwoman reminded the Commission of the Annual Meeting to be held on Monday, May 21st at the Wheeler Library. She stated the doors will open at 6:30 p.m. and the meeting will start at 7:00 p.m. There will be displays showing what the various Boards and Commissions have been working on and light refreshments will be provided. Ms. Kincaid urged all Boards and Commission members to attend.

4. COMMISSION REVIEW:

MOD SPL #18-033 (*Site-Plan Modification*) Application of Michael Uργο, First Selectman, Town of N. Stonington, 40 Main St., N. Stonington, CT 06359 for a modification to an approved site-plan for a 1650 sq. ft. accessory building to house emergency services equipment with no water supply or sanitary disposal facilities in building on property owned by the Town of N. Stonington located at 25 Rocky Hollow Rd. in an R40 Zone. Tax Map #109, Lot #6364

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, A. Brown, P. Lewis, C. Berardi, R. Porter

J. Hodge stated the Fire Department needs a little more space for their ATV, boat, and a forestry truck that were currently housed on the old site. J. Hodge stated when the building was reduced in size, they situated the bays, and parking spaces and then realized they would not have enough space to house those vehicles. J. Hodge stated that the location identified for the new building was suitable as it didn't cut into the slope or take up too many parking spaces. She reminded the Commission that the site is over parked so that would not have been an issue anyway. J. Hodge stated the location of the building does not cut into the vertical portion of the slope and there is still has enough room behind the building to achieve the grade proposed on the Site Plan to ensure proper sheet flow around the building to the catch basin.

The Commission asked questions pertaining to the site and the building.

First Selectman Mike Urgo stated the building would be stick built with a gable roof and that the siding will match the EMS building. M. Urgo also stated it is the least expensive building and will be built with the existing funds remaining in the budget for this project.

Chairman Steinbrecher asked if the accessory building could be added to the end of the EMS building, but M. Urgo stated there was not enough money for that option and J. Hodge stated there would also be fire suppression requirements if it were attached to or near the building. M. Urgo also added they would be cutting off their options if the EMS building ever needed to be expanded in the future.

MOTION by A. Brown, SECOND by C. Berardi to approve MOD SPL #18-033 (*Site-Plan Modification*)

Application of Michael Urgo, First Selectman, Town of N. Stonington, 40 Main St., N. Stonington, CT 06359 for a modification to an approved site-plan for a 1650 sq. ft. accessory building to house emergency services equipment with no water supply or sanitary disposal facilities in building on property owned by the Town of N. Stonington located at 25 Rocky Hollow Rd. in an R40 Zone. Tax Map #109, Lot #6364 **AS SUBMITTED. MOTION CARRIED UNANIMOUSLY**

5. PUBLIC HEARING:

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 received on 04/05/18 & PH scheduled for 5/3/2018*)

Secretary Steinbrecher read the application into the record.

Seated: L. Steinbrecher, A. Brown, P. Lewis, C. Berardi

J. Hodge went over the changes of the suggestions that were made at last week's meeting, which included taking out the part in Section 107, which referenced not needing a building permit for sheds less than 200 square feet; the section in Prohibited Signs pertaining to off-site signage; and the addition of the word "Uses", in and in Section 604 and 605 for clarification purposes.

The Commission discussed the Micro Assisted Living Facility regulation and whether or not residents should be just seniors, 55 and over, or whether there should be no age restriction. The Commission discussed in length the age restriction issue and various other scenarios if there was no age restriction, and the consensus was to have the facility primarily house residents 55 and over. The Commission directed J. Hodge to use the State definition of Assisted Living Facility with the addition of language pertaining to preservation.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. There was none.

Chairman Steinbrecher asked if there was anyone from the public wishing to speak in favor of this application. The following people spoke:

Ellyn Schlageter
Nita Kincaid

Chairman Steinbrecher asked if there was anyone from the public wishing to speak against this application. There were none.

J. Hodge went over the changes discussed during the hearing.

MOTION by C. Berardi, SECOND by A. Brown to close the Public Hearing on RC #18-023. MOTION CARRIED UNANIMOUSLY

6. PENDING APPLICATIONS:

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.

Seated: L. Steinbrecher, A. Brown, P. Lewis, C. Berardi

MOTION by A. Brown, SECOND by C. Berardi to approve RC #18-023 with the modifications made during the Public Hearing with the effective date the day after publication. MOTION CARRIED

In Favor: L. Steinbrecher, A. Brown, C. Berardi

Abstain: P. Lewis

Chairman Steinbrecher stated that having these regulations for the Micro Assisted Living Facility is consistent with the Plan of Conservation and Development and was one of the Commissions objectives identified in the POCD.

7. PLANNING ISSUES & DISCUSSION:

A. Wintechog Hill Road Project/Affordable Housing

J. Hodge stated she did not hear back from the woman from HOPE re; helping with the Wintechog Hill Project, but she spoke with Margaret Leonard from the Affordable Housing Commission, who told her that she would speak to the non-profit housing developer who attended one of their recent meetings about doing a pro-forma (pro-bono) based on the concept plans provided by Milone and MacBroom. J. Hodge stated she was going to wait and see what the developer had to say before proceeding.

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

Chairman Steinbrecher stated since some of the Commission members had questions concerning the legalities of approving Medical Marijuana Dispensaries, he wanted to share with the Commission an article in USA Today he happened to see entitled "The Evolving Image of Pot." Chairman Steinbrecher stated that the article, a bill that was passed in March that bars the Federal Government from interfering with any State regulated medical marijuana facility.

A. Brown asked if the Commission has received a written legal opinion from the Atty. on this issue and J. Hodge stated they she has not received anything yet, but is expecting something shortly.

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS:

James Bernardino, P.E. of Bohler Engineering, requesting a 90-day filing extension of the recording requirement of approved **SPL #18-002** (Dollar General) Clarks Falls Road.

Chairman Steinbrecher read the request into the record.

Seated: L. Steinbrecher, A. Brown, P. Lewis, C. Berardi, R. Porter

J. Hodge went over the request and stated the applicant is formalizing contractual and regulatory obligations and therefore is requesting an extension.

The Commission had no issues with the request.

MOTION by A. Brown, SECOND by C. Berardi to grant the Request of a 90-day filing extension on approved 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 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 Rd. in an HC Zone. Tax Map #112, Lot #4527. MOTION CARRIED UNANIMOUSLY

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 05/03/18

The Commission accepted the minutes of 05/03/18 as submitted.

13. ADJOURNMENT:

MOTION by C. Berardi, SECOND by A. Brown to adjourn the meeting at 8:30 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office