



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 7, 2018 7:00 P.M.

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

MINUTES APPROVED ~ JULY 5, 2018

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 7, 2018 at 7:07 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Ann Brown Vice-Chair, Joseph Siner, Secretary, Lisa Wood and Alternate Members Pat Lewis and Rod Porter

COMMISSIONERS ABSENT: Wayne Wilkinson, and Alternate Member Connie Berardi

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

2. ADDITIONS TO THE AGENDA:

MOTION by L. Wood, SECOND by A. Brown to amend the agenda to add J. Hodge Job Description under Planning Issues & Discussion. MOTION CARRIED UNANIMOUSLY

3. PUBLIC COMMENT:

Nita Kincaid, Selectwoman thanked J. Hodge and the Commission for all their help with the budget and their presentation at the Town Meeting.

4. WORKSHOP:

Madeline Jeffery gave an update on the Wood-Pawcatuck Wild & Scenic Rivers Study

Madeline Jeffery stated that the Study is ending and three years ago, a bill was passed by Congress that assigned the National Parks Service to conduct a study of seven rivers in the Wood-Pawcatuck Watershed to see if they qualified as National Wild and Scenic River under the Partnership Wild and Scenic River Program. The Partnership Wild and Scenic River Program involves rivers that run primarily through private and state lands, therefore the Community is heavily involved in the protection and stewardship of these rivers.

Mrs. Jeffery stated that she and Dick Seager have been an important part of this process and that the Committee has documented several remarkable values of the rivers, including unique geology/hydrology, outstanding ecosystems, exemplary cultural resources, exceptional recreational opportunities and beautiful scenery. In order to protect these values a Stewardship Plan was developed. The Plan has been finalized by the Study Committee and can be downloaded from the Wild and Scenic website at <http://wpwildrivers.org>.

At this time, Mrs. Jeffery and Mr. Seager are asking that the Planning and Zoning Commission provide a letter expressing support of the National Wild and Scenic River designation of the seven rivers in the Wood-Pawcatuck Watershed and endorsing the Stewardship Plan. This letter will be provided to the North Stonington Board of Selectmen to show the Planning and Zoning Commission's support in this matter.

With this support, they are also asking the Town to appoint a representative to the Stewardship Council when it is formed. The Wild and Scenic Rivers will provide key benefits to the Town and will not cost the Town any money. It will also not impose any new federal regulations nor does it require any dams be removed. It will provide national recognition of the special rivers that this Town already values, and make available possible funds to protect those rivers through partnership with the National Parks Service. Most importantly, the Town of North Stonington will continue to have a part in the stewardship of the rivers.

Mrs. Jeffery stated that once support is had from all the Towns, Congressional Delegates in both RI and CT will submit another Bill to Congress that will amend the National Wild and Scenic Rivers Act to include the seven rivers of the Wood-Pawcatuck Watershed. This will be the final step in the designation process and is expected to take place in October 2018, which is the 50th Anniversary of the National Wild and Scenic Rivers Act.

Mrs. Jeffery thanked the Commission for their consideration of this request.

MOTION by A. Brown, SECOND by L. Wood to have the Planning and Zoning Commission send a letter in support of this plan. MOTION CARRIED UNANIMOUSLY.

7. PLANNING ISSUES & DISCUSSION:

A. Wintechog Hill Road Project/Affordable Housing

J. Hodge stated Margaret Leonard from the Affordable Housing Commission is working with someone and she is waiting on a quote for getting a pro-forma done for the project.

B. Regional Planning Commission Alternate

Jim Butler from SCCOG sent a letter about Town participation on the Regional Planning Commission. The Commission suggested Connie Berardi as the Alternate and will ask her if she is interested in this position at the next meeting.

C. Planning, Development & Zoning Official Job Description

Chairman Steinbrecher stated he wanted to discuss the position J. Hodge now holds, which includes economic development as the job description changed when the last ZEO left. The Town Government Structure Committee was formed to figure out how to best structure the Town's government. Chairman Steinbrecher stated he met today with the Selectmen and the Chairman of EDC to discuss how this new government structure would work. In the past, the Planner/ZEO always reported to the Planning and Zoning Commission, as they were the party responsible for hiring the Planner/ZEO. Chairman Steinbrecher stated that some of the proposed changes included consolidating the Building Department into the Land Use office, and over-seeing different Boards and Commissions including the WPCA. Chairman Steinbrecher stated that he believes the Planning & Zoning Commission should still keep control of directing the Planning Department and the other Commission members agreed. The Commission discussed what J. Hodge's duties might include.

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

ZEO Activity Report/May

J. Hodge went over her activity report for May and updated the Commission on the status of the demo permit for Gary's Restaurant, Dollar General issues, Trillium location and several outstanding zoning enforcement issues.

9. NEW APPLICATIONS:

SPP #18-042 (Excavation) Application of Ledyard Lewis, 273 Boombridge Road, North Stonington, CT 06359 to excavate & re-grade existing agricultural land in order to expand and increase productivity of cropland & to create manageable farming areas at property located on Anthony Road, Tax Map #124, Parcel #5167

The Commission set the Public Hearing on application SPP #18-042 for July 5, 2018

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 05/03/18

The Commission accepted the minutes of 05/10/18 as submitted.

13. EXECUTIVE SESSION:

Executive Session to discuss pending litigation concerning Shawn Michael Ward, 79 Pinewoods Road

Present: J. Hodge, L. Steinbrecher, A. Brown, J. Siner, L. Wood, R. Porter

MOTION by J. Siner, second by L. Wood to go into Executive Session at 9:10 p.m. to discuss pending litigation concerning Shawn Michel Ward, 79 Pinewoods Road. MOTION CARRIED UNANIMOUSLY

MOTION by J. Siner, SECOND by L. Wood to come out of Executive Session at 9:35 p.m. MOTION CARRIED UNANIMOUSLY.

No decisions were made or votes/action taken.

14. ADJOURNMENT:

MOTION by J. Siner, SECOND by L. Wood to adjourn the meeting at 9:36 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office