



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, OCTOBER 4, 2018 7:00 P.M.

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

MINUTES APPROVED ~ NOVEMBER 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, October 4, 2018 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Joseph Siner, Secretary, Wayne Wilkinson and Alternate Members Pat Lewis and Rod Porter

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Lisa Wood and Alternate Member Connie Berardi

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

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. PLANNING ISSUES & DISCUSSION:

A. Possible change to Country Inn Regulation

J. Hodge discussed with the Commission a possible change to the Country Inn Regulation discussing the possibility of revising the Town Road List making some of the roads that are considered secondary to primary roads because a Country Inn must be accessed by a primary road. The Commission also discussed acreage requirements, and changing the use from Site Plan to Special Permit in the R80 Zone. The Commission also discussed minimum acreage requirements for a Farm Winery.

J. Hodge discussed a conversation she had with a property owner and their concerns about electric fencing regarding the proximity to their property line and how the fence is in close placement from their campfire pit and play scape. They would like to see a regulation created to provide safety and protection from harm, and to consider creating a regulation that places electrified fences further away from property lines.

The Commission consensus was to no regulate electric fences.

B. Wintechog Hill Project

J. Hodge discussed the Wintechog Hill Project and the Commission agreed it is an Affordable Housing Project and they need to review the report and come back with a recommendation.

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

ZEO Activity Report/October

J. Hodge went over her activity report for the month of October with the Commission and discussed the Fire House Sign which she stated she had to deny because they exceeded their square footage. Also discussed issues related to 15 Lakeside Drive cottage renovation, recent attorney referrals for open enforcement cases, and Christie and A&J Landscaping businesses who still have to provide updated Site Plans as they are not conforming to the approved plans on file. They will need to come before the Commission for approval of the modifications.

J. Hodge also provided the Commission with the formal opinion on the legality of approving medical marijuana dispensaries provided by Attorney Avena (as requested).

6. NEW APPLICATIONS: None

7. OLD BUSINESS: None

8. NEW BUSINESS: None

9. REVIEW MINUTES:

Review minutes of Regular Meeting of 09/06/18

The Commission accepted the minutes of 09/06/18 as submitted.

10. ADJOURNMENT:

MOTION by J. Siner, SECOND by W. Wilkinson to adjourn the meeting at 8:22 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office