



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MAY 2, 2019 7:00 P.M.

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

MINUTES APPROVED ~ JUNE 6, 2019

1. CALL MEETING TO ORDER: Chairman Lou Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 2, 2019 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman, Wayne Wilkinson, Connie Berardi and Alternate Member Pat Lewis

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Joe Siner, Secretary and Alternate Member Rod Porter

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:

Damien Sorrentino, AICP Certified Planner presented a concept plan for a possible event barn on property located at 125 Fowler Road. Property owners Michael & Wanda Breidinger were present for this workshop.

Mr. Sorrentino stated the Breidinger's would like to use the existing structure on the property for a large event barn. The driveway would be widened to 24' to accommodate traffic and Mr. Sorrentino discussed parking and access for emergency vehicles. The proposed venue would host events up to 150 people from possibly from May to October. Mr. Sorrentino discussed using temporary lighting, portable lavatory facilities and off-site catering services to limit the development of permanent structures on the property. The existing barn will be utilized.

Mr. Sorrentino stated that when an application is submitted on this proposal, he will ask to be permitted to submit a plot plan rather than a full A2 Survey of the entire parcel to demonstrate compliance with the regulations.

The Commission asked questions pertaining to the event barn.

The following people had questions or made comments:

Madeline Jeffrey
Joseph Dibrino

5. COMMISSION REVIEW:

CGS #19-034 (CT General Statute 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: The Town would like to use 16-20 acres of land on two Town owned parcels on Wintechog Hill Rd. to build two, 2 megawatt photovoltaic systems for a community solar project. in an R80 Zone. Tax Map #92 & 93, Lot #0001 & 2332

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, C. Berardi, P. Lewis

Mr. Uργο went over the request and Atty. Paul Michaud of MLG Law Group went over the proposal for the Commission.

The Commission asked questions pertaining to this request and reviewed the material provided with this application.

MOTION by C. Berardi, SECOND by W. Wilkinson voted to recommend that the community solar project be pursued.

The Commission members felt that this project would be very beneficial to North Stonington residents for the following reasons:

- 1. Residents choosing to subscribe to the program would secure lower, fixed energy costs from a renewable energy source.**
- 2. The project would generate income for the Town through personal property taxes collected and negotiated lease payment. There is no tax revenue generated for the property currently.**
- 3. Only a portion of the parcel will be used for the project ensuring that the remainder can be used for open space and other projects such as the Affordable Housing project currently being designed (for eventual review and approval via Town Meeting).**
- 4. The solar project and housing project would be mutually beneficial in that there could be a more direct connection.**

MOTION CARRIED

P. Lewis - Abstained

6. PLANNING ISSUES & DISCUSSION: None

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

ZEO Activity Report/April

J. Hodge went over her activity report for the Month of April

8. **NEW APPLICATIONS:** None

9. **OLD BUSINESS:** None

10. **NEW BUSINESS:** None

11. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 04/11/19

The Commission accepted the minutes of 04/11/19

12. **ADJOURNMENT:**

MOTION by C. Berardi, SECOND by W. Wilkinson to adjourn the meeting at 8:40 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office