



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 8, 2019 7:00 P.M.

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

MINUTES APPROVED ~ SEPTEMBER 5, 2019

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 8, 2019 at 7:00 p.m. at the New Town Hall, Conference Room.

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

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Connie Berardi 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. **COMMISSION REVIEW:**

MOD SPL #19-067 (*Site-Plan Modification*) Application of Michael Urgo, First Selectman, Town of North Stonington, 40 Main Street, North Stonington, CT 06359 for the modification to an approved site-plan for a 2016 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 North Stonington located at 25 Rocky Hollow Road in an R40 Zone. Tax Map #109, Lot # 6364

Mike Urgo, 1st Selectman was present for this application along with Fire Chief Charles Steinhart and Carl Johnston, Committee Member of the Center for Emergency Services Building Committee. Mr. Urgo stated the original site-plan had expired and that he was before the Commission with a new site plan for a slightly larger building. The original building was 1,650 square feet and the new proposed building is 2,016 square feet and will be used for storing EMS vehicles such as the boat, service truck and UTV. Electricity and Gas lines will run to the building through existing infrastructure under the pavement, but only the electricity will be connected. There will be no water.

MOTION by J. Siner, SECOND by W. Wilkinson to approve MOD SPL #19-067 (*Site-Plan Modification*) Application of Michael Urgo, First Selectman, Town of North Stonington, 40 Main Street, North Stonington, CT 06359 for the modification to an approved site-plan for a 2016 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 North Stonington located at 25 Rocky Hollow Road in an R40 Zone. Tax Map #109, Lot # 6364 **MOTION CARRIED UNANIMOUSLY**

6. **PLANNING ISSUES & DISCUSSION:**

A. Road List

Mike Urgo, 1st Selectman stated that he and J. Hodge met with engineers working with the SCCOG on a study focused on locations of accidents resulting in injuries and/or fatalities on roadways. They also discussed road classifications and walkability issues. The Engineers reviewed their accident findings for North Stonington and will provide recommended actions when they complete their full study.

With respect to road classifications, J. Hodge stated the Town will be looking at the road classifications for many reasons, not all having to do with Planning & Zoning. J. Hodge stated during the meeting with the engineers, they identified certain roads that might be worth getting traffic counts for. Hodge explained that there are several factors to consider when classifying a road, speed and daily traffic are only 2 of them. She will develop a standard for classification with input from residents and other relevant Boards and Commissions and based on research on the subject.

The following people had questions or comments pertaining to this discussion: Ed Learned, Peter Renehan, Nita Kincaid, and Brett Mastroianni.

Mr. Urgo stated that there are many data points that can be looked at so that the resulting classification is data driven and not arbitrary.

J. Hodge stated the roads the Engineer suggested to look at were Wintechog, Jeremy Hill, Ryder, Rocky Hollow, Wyassup, Chester Maine, Reutemann, and Babcock. J. Hodge stated she had suggested E. Clarks Falls Rd. be added to the list because the Commission had been discussing that one in particular recently. J. Hodge stated she will make a road list and possible criteria for classification and give to the Commission for comment. Recommendation on which roads to do traffic counts on will be presented to the BOS for further action.

B. Community Conversations

Mr. Urgo stated the Community Conversation is going to be held on September 7th from 9 to 11 a.m. at the Library and the purpose of the community conversation is to allow residents to discuss any ideas and/or future vision they may have for the Greater Village Area. It will be a brainstorming session.

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

J. Hodge went over her ZEO Activity Report for July.

8. NEW APPLICATIONS:

SPP #19-066 (*Special Permit*) Application of Michael & Wanda Breidinger, 125 Fowler Road, North Stonington, CT 06359 requesting an Event Barn as accessory to an existing agricultural use on property located at 125 Fowler Road in an R-80 Zone. Tax Map #71, Lot #8047 (*Commission to receive on 08/08/19 & set for PH on or by 10/11/19*)

The Commission set the Public Hearing on this application for September 5, 2019

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 07/18/19. The Commission accepted the minutes of 07/18/19 as written.

12. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by J. Siner to adjourn the meeting at 8:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Land Use Administrative Assistant