



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 5, 2019
7:00 P.M.
New Town Hall Conference Room

MINUTES APPROVED ~ OCTOBER 3, 2019

1. CALL MEETING TO ORDER: Wayne Wilkinson called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, September 5, 2019 at 7:03 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Wayne Wilkinson, Connie Berardi & Alternate Member Pat Lewis

COMMISSIONERS ABSENT: Lou Steinbrecher, Chairman, Ann Brown, Vice-Chair, Joseph 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. PUBLIC HEARINGS:

SPP #19-066 (*Special Permit/Site-Plan*) 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 (***PH scheduled to open on 09/05/19; Commission received on 08/08/19 & PH must close on or by 10/09/19***)

Wayne Wilkinson read the application into the record.

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

Demian Sorrentino, of Boundaries, LLC, Certified Planner & Soil Scientist along with Wanda & Mike Breidinger were present for this application.

Mr. Sorrentino submitted the notice to abutters for the record. Mr. Sorrentino stated that will give a presentation of the proposal, but would like the hearing to be continued to October 3rd to work out some outstanding issues identified during the plan review. Some of the larger issues concern the existing right of way which they propose to widen, but would involve a lot line adjustment with the abutting property owner. Mr. Sorrentino stated the applicants would also like to widen the unimproved portion of Fowler Road and this is something they would have to discuss with the Selectmen or Public Works.

Mr. Sorrentino stated the existing barn would be used for weddings and that a portion of the barn is now used for a permitted Home Occupation flower business that may remain. Applicants state that the maximum number of guests would be 150, but that would require that the 720 square foot proposed future addition to be built. Current capacity

based on square footage would only allow 115 guests. The plans also call for an outdoor patio. Mr. Sorrentino stated there is no significant site work proposed and that the creation of the gravel parking area would be the most significant activity planned. There will be minimal lighting and landscaping. All food will be brought to the site by caterers and guests will only have access to portable restrooms.

Mr. Sorrentino stated the owners would like to do a maximum of 30 events per year between May 1st to October 31st. The event barn is located 150 feet from the closest property line.

W. Wilkinson asked if there were any questions or comments from the public pertaining to this application. The following people spoke:

- Brian Rathbun, 263 Grindstone Hill Rd.
- Daniel Lowney, 56 Fowler Rd.
- Candis Banks, 59 Fowler Rd.
- Bill Collins, 65 Fowler Rd.
- Van Brown, 96 Button & 118 Wintechog Hill Rd.
- Jen Strunk, 359 Norwich-Westerly Rd.
- Mary Buck, 11 Surrey Lane
- Eric Kallen, 35 Mystic Rd.
- Anne Nalwalk, 188 Northwest Corner Rd.
- James Burbine, 117 Fowler Rd.

J. Hodge asked what the agricultural use is on the property currently and Mr. Breidinger stated a tree farm and produce.

Mr. Sorrentino stated that the event venue will use licensed caterers for alcohol and will address the traffic and noise concerns at the 10/03/19 continued hearing. The continued Public Hearing will be held at the North Stonington Middle/High School, 297 Norwich-Westerly Rd.

J. Hodge gave a brief review of this proposal stating her main concern would be the narrow access that could prevent emergency access. She also requested the applicants to submit pictures of the existing landscaping on the property so the commission could determine if it satisfied the intent of the regulations.

MOTION by C. Berardi, SECOND by P. Lewis to continue the Public Hearing on SPP #19-066 to October 3, 2019. MOTION CARRIED UNANIMOUSLY

5. PENDING APPLICATIONS:

SPP #19-066 (*Special Permit/Site-Plan*) 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 (*PH scheduled to open on 09/05/19; Commission received on 08/08/19 & PH must close on or by 10/09/19*)

6. PLANNING ISSUES & DISCUSSION:

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

ZEO Activity Report/August: J. Hodge went over her activity report for August, updated the Commission on Enforcement cases/issue and asked for clarification about allowing very large garages as accessory uses. These buildings often are larger than the principal use and end up being used commercially or at least to store commercial equipment/vehicles.

8. NEW APPLICATIONS:

SPP #19-070 (*Special Permit/Site-Plan*) Application of Pine Gate Renewals LLC, 130 Roberts St., Asheville, NC 28801 requesting a Site-Plan/Special Permit for a solar energy system on property owned by Arie-Chelsea Farms, Inc. at 89 Providence-New London Trpk. In an R-40 Zone. Tax Map #121, Lot #4830

(Commission to receive on 09/05/19 & schedule for PH on or by 11/08/19)

The Public Hearing for SPP #19-070 is scheduled for October 10, 2019

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 08/08/19. The Commission accepted the minutes of 08/08/19 as written.

12. ADJOURNMENT:

MOTION by C. Berardi, SECOND by P. Lewis to adjourn the meeting at 8:25 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant

Land Use Office