



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, NOVEMBER 7, 2019 - 7:00**

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

**MINUTES APPROVED ~ DECEMBER 5, 2019**

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, November 7, 2019 at 7:14 p.m. at the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Joseph Siner, Secretary, Wayne Wilkinson, & Mark Leonard

**COMMISSIONERS ABSENT:** Ann Brown, Vice-Chair, & Alternate Members Rod Porter & Pat Lewis

**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:**

Ron Lewis requesting a workshop to discuss Land Use Issue/Application Process

Workshop was cancelled at Ron Lewis's request.

5. **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 8047 (*PH opened on 09/05/19 & continued to 10/03/19 & 11/07/19; Commission received on 08/08/19 & PH must close on or by 10/09/19; 30-day Extension granted until 11/08/19*)

Seated: L. Steinbrecher, J. Siner, W. Wilkinson

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

J. Hodge stated she summarized some of the comments and public concerns in her memo and there are several letters that need to be read into the record.

Mr. Sorrentino stated that he would like to add to the record (Exhibit A) an 1868 map of North Stonington showing Fowler Road as an existing road, along with a U.S. Department of Agriculture map and the subdivision map showing Fowler Road as a Town Road when the property was subdivided when it was owned by Leach. Mr. Sorrentino stated the property could not be subdivided had it not been a Town Road at the time of subdivision, because it would not have had the required frontage. Mr. Sorrentino stated at this time it is an unapproved Town road, and as part of this application the applicant is proposing to improve it slightly to maintain a 24-foot-wide access drive.

Mr. Sorrentino also added (Exhibit B); aerial photos of five similarly situated event facilities to the one they are proposing. Mr. Sorrentino stated he reached out to the planners in the five towns where the event barns were located, but only received one reply back from Melissa Gil pertaining to Wright's Mill Farm in Canterbury. Ms. Gil had very positive comments about the facility.

Mr. Sorrentino stated he believes his clients' conforms to all applicable regulations and the Special Permit criteria have been met. He stated that they are only before the Commission with this application because of the amplified music which triggers the Special Permit application.

Mr. Sorrentino stated they have a little more work to do with the Health Department and the Building Official and that they would apply for the lot line adjustment (as discussed in the previous public hearings) after the Special Permit was granted. Mr. Sorrentino stated that he understands they do have to follow the process to make any improvements or modifications on a scenic road, but will only start that process after the applicants know they have a viable project.

J. Hodge stated she spoke to the Commission's Attorney pertaining to what can be a condition of approval. The Lot Line Adjustment and subsequent PZC 8-24 review, BOS approval, and Town Meeting vote to transfer of land to the Town, as well as the process for altering a scenic road can be conditions of approval.

J. Hodge stated that a portion of the property does fall within an area identified on the DEEP Natural Diversity Data Base map indicating a Species of Concern. This application to deep must occur before the close of the public hearing so that any new information received about the species and any suggested modifications to the site plan to mitigate any impacts to the species can be introduced and discussed.

J. Hodge also reviewed the special permit requirement process and the controls it provides. She pointed out that some of the concerns that have been voiced are not planning and zoning matters and not something the PZC regulates. They are police matters. She stated that she had some suggestions in her memo about conditions that could be considered in attempt to address some of the concerns raised that the Commission did have the authority to address.

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

Robert Kappes – 13 Fowler Rd.

Van Brown – 96 Button Rd. & 118 Wintechog Hill Rd. (*Submitted E-Mail & Correspondence*)

Ken Larsen -382 Grindstone Hill Rd.

Katie Lewis – 39 Fowler Rd. (*Submitted E-Mail Correspondence*)

Laura Tillinghast – 225 Denison Hill Rd.

Tim Baas – 324 Grindstone Hill Rd.

Ann Akin – 29 Fowler Rd.

Mary Redmond – 108 Fowler Rd.

Dan Lowney – 56 Fowler Rd. (*Submitted letter*)

Greg Whipple – 102 Anthony Rd.

Monica Hallisey – 90 Fowler Rd.

Terie Anderson – 235 Cossaduck Hill Rd.  
Richard Chioccola – 21 Fowler Rd.  
Joseph Dibrino – 313 Grindstone Hill Rd. (*Submitted Letter*)  
Barbara Deindorfer – 354 Grindstone Hill Rd.  
Frank Liberty – 33 Fowler Rd. (*Submitted Letter*)  
Eric Kallen – 35 Mystic Rd.  
Tom Gleason – 129 Tom Wheeler Rd.  
Gary Fuller – 319 Grindstone Hill Rd.

**Chairman Steinbrecher asked if there was anyone from the public speaking in favor of this application. The following people spoke:**

Laura Tillinghast  
Shawn Michael Ward  
Elizabeth Unzi  
Linda Gleason  
Van Brown  
Eric Kallen  
Jackie Spiers  
James Burbine  
Tom Gleason  
Fran Wood  
Terie Anderson  
Jody Whipple

**Chairman Steinbrecher asked if there was anyone from the public speaking against this application. The following people spoke:**

Richard Chioccola  
Robert Kappes  
Mark Buckley  
Doug Redmond  
Inaudible name  
Gary Fuller  
Joyce Fuller  
Mary Redmond  
Mary Ann Buckley  
Tim Baas  
Ann Akin  
Lynn Helmboldt  
Todd Howard  
Monica Hallisey  
David Grande  
Bill Collins  
Carol Collins  
Kathleen Katamura  
Ken Larsen  
Katie Lewis  
Sandra Gencarella  
Daniel Lowney  
Joe Dibrino  
Candis Banks

Frank Liberty  
Carolyn Orr  
Michael Orr  
Inaudible name

Chairman Steinbrecher stated that all letters received including those read or summarized by residents in attendance tonight will be part of the record. The Commission received letters from the following people.

The following letters were in favor of the application:

Jo-Ann Schmidt – 99 Yawbux Valley  
Veronica Brayman – 27B Reutemann Rd.

The following letters were against the application:

Lynn & Marc Lippia – 27 Fowler Rd.  
Frank Liberty – 33 Fowler Rd.  
Bob & Christel Nigrelli -292 Grindstone Hill Rd.  
James Milligan – 308 Grindstone Hill Rd.  
Joyce & Gary Fuller – 319 Grindstone Hill Rd.  
Kolleen Wadman – 7 Fowler Rd.

Mr. Sorrentino stated he will add the area included on the NDDB map to the Site Plan, and offered responses to comments raised during this night of hearings pertaining to widening a portion of the scenic road, the issue of requiring Tip Certified Beverage Caterers; limiting the events to only weddings; reminded residents and commission members that there will be no outdoor music; and further addressed concerns about noise, traffic and environmental impact. Mr. Sorrentino stated there will be 30 event days per year and stated the public should not pre-assume the applicants will be non-compliant.

J. Hodge read a portion of her staff comments into the record and asked that the whole document be included

Mr. Sorrentino provided the Commission with an extension letter of 35 days to continue the public hearing.

**MOTION by J. Siner, SECOND by W. Wilkinson to accept the extension letter allowing the public hearing on application SPP #19-066 to be held open until 12/13/19. MOTION CARRIED UNANIMOUSLY.**

## **6. 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 8047 (*PH opened on 09/05/19 & continued to 10/03/19 & 11/07/19; Commission received on 08/08/19 & PH must close on or by 10/09/19; 30-day Extension granted until 11/08/19, and again until 12/13/19*)

## **7. PLANNING ISSUES & DISCUSSION:**

### **A. Minor Regulation Change Edits**

J. Hodge went over the proposed edits which would include adding signage standards for the new Village Commercial District; fixing the discrepancy between language in Ch. 16 Definitions for Lot, Non-Conforming and Section 305.3 Non-Conforming Lots, taking out the specific language about ratio of residential to commercial square footage for Mixed Use projects; correcting language about preparation of

a Site Plan; and omitting reference to CGS 22a-19 in Special Permit Criteria Item F. J. Hodge also stated they need to define “Cubical Content,” “Agricultural Operation,” “Home Day Care” & “Lot”.

**B. Training for Boards/Commissions**

J. Hodge stated there will be a FOI and general training session sometime in the coming months for all Board and Commission members to attend.

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

ZEO Activity Report/October

J. Hodge went over her activity report for October with the Commission.

**9. NEW APPLICATIONS: None**

**10. OLD BUSINESS: None**

**11. NEW BUSINESS: None**

**12. REVIEW MINUTES:**

Review minutes of Regular Meeting of 10/10/19. The Commission accepted the minutes of 10/10/19 as written.

**13. ADJOURNMENT:**

**MOTION by J. Siner, SECOND by M Leonard to adjourn the meeting at 9:35 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Land Use Office