



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, DECEMBER 5, 2019 - 7:00

OLD WHEELER MIDDLE/HIGH SCHOOL
(currently being used as Elementary School)
MEDIA CENTER
298 NORWICH-WESTERLY ROAD
NORTH STONINGTON, CT 06359

MINUTES APPROVED ~ DECEMBER 12, 2019

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, December 5, 2019 at 7:00p.m. at the Old Wheeler Middle/High School, Media Center.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ed Learned, Mark Leonard & Alternate Member Pat Lewis

COMMISSIONERS ABSENT: Ann Brown, Vice-Chair, Wayne Wilkinson, & Alternate Member Robert Kappes

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

2. **ADDITIONS TO THE AGENDA:**

MOTION by L. Steinbrecher, SECOND by M. Leonard to amend the agenda to amend approved minutes of 09/05 and 10/03 to note the letters submitted during the Public Hearing SPP #19-066 that were associated with people who also spoke at the public hearing. MOTION CARRIED UNANIMOUSLY

3. **PUBLIC COMMENT:** None

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 (*PH opened on 09/05/19 & continued to 10/03/19, 11/07/19 & 12/05/19; Commission received on 08/08/19 & applicant granted a total of a 65-day extension to extend the PH which must close on or by 12/13/19*)

Seated: L. Steinbrecher, E. Learned, M. Leonard, P. Lewis

M. Leonard, and P. Lewis stated they listened to all tapes of the Public Hearing they have missed and E. Learned stated that he was present in the audience for all Public Hearings to date associated with this application.

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

Mr. Sorrentino submitted for the record (Exhibit C) responses from Michael Murphy, Lisbon Planner planning consultant from SCCOG and Mario Tristany, town planner, Griswold, pertaining to his questions about wedding venues in their Town similar to the Breidinger proposal.

Mr. Sorrentino submitted revised plans. The location map was revised to show the locations of CT DEEP NDDDB Buffer Areas in the project vicinity (Sheet 1), and Sheet 2 now identifies the limit of CT DEEP NDDDB buffer area on the subject property. Mr. Sorrentino stated Sheet 2 also identifies a feasible location for outdoor wedding ceremony, and that the sediment fence has been expanded to encompass the limits of disturbance with the NDDDB buffer area to provide for physical exclusion of the Eastern Box Turtle, per DEEP recommendation. Note #5 indicates that weddings are the only type of event that will be held at this event barn. Note #9 was modified to include the prohibition of voice amplifying equipment as well as amplified music outdoors. Natural Diversity Database Notes were added to the plan to demonstrate compliance with recommended best practices for identified species of concern provided in the CT DEEP NDDDB review/report. Note #7 was revised to address changes to proposed lighting.

Mr. Sorrentino also submitted a comment summary to be entered into the record for this final hearing.

J. Hodge went over her memo dated 11/7/2019 and the entire document is included in the record.

The Commission asked questions of the applicant pertaining to the number of event days and the number of guests. Some asked questions about the primary agricultural uses that currently exist to satisfy the requirements that the event barn be accessory to an agricultural operation. Commission members asked if there will be any sound dampening in the barn. Mr. Breidinger explained that the music area would be located in front of the existing internal room and cooler used in the flower business which are both well insulated.

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

Van Brown – 96 Button Rd. & 118 Wintechog Hill Rd.

Mark Buckley – 30 Fowler Rd.

Katie Lewis – 39 Fowler Rd.

Chris Morgan – 39 Fowler Rd.

Doug Redmond – 108 Fowler Rd.

Barbara Deindorfer – 334 Grindstone Hill Rd.

Linda Gleason – 129 Tom Wheeler Rd.

Mike Orr – 83 Tom Wheeler Rd.

Robert Kappes – 13 Fowler Rd.

Brian Rathbun – 263 Grindstone Hill Rd.

Candis Banks – 59 Fowler Rd.

Joseph Dibrino – 313 Grindstone Hill Rd.

(Submitted Letter)

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

Ken Larsen – 382 Grindstone Hill Rd.

Holly Main – 43 Boombridge Rd.

Bob Nigrelli – 292 Grindstone Hill Rd.

Frank Liberty – 33 Fowler Rd.

Dan Hartman – 26 Fowler Rd.

Terie Anderson – 235 Cossaduck Hill Rd.

Timothy Baas – 324 Grindstone Hill Rd.

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

Van Brown - 96 Button Rd. & 118 Wintechog Hill Rd.

Brian Rathbun – 263 Grindstone Hill Rd.

Wanda Breidinger – 125 Fowler Rd.

James Burbine – 117 Fowler Rd.

Michael Main – 43 Boombridge Rd.

Holly Main – 43 Boombridge Rd.

Eric Kallen – 35 Mystic Rd.

Fran Wood – Wrights Rd.

Terie Anderson – 235 Cossaduck Hill Rd.

Tom Gleason – 129 Tom Wheeler Rd.

Linda Gleason – 129 Tom Wheeler Rd.

Carolyn Howell – 495 Providence-New London

Tpke. *(Submitted Letter)*

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

Frank Liberty – 33 Fowler Rd.
Anne Akin – 29 Fowler Rd.
Todd Howard – 29 Fowler Rd.
Dan Lowney – 56 Fowler Rd.
Eleanor Lowney – 56 Fowler Rd.
Timothy Baas – 324 Grindstone Hill Rd.
Colleen Wadman – 7 Fowler Rd.
Bob Nigrelli – 292 Grindstone Hill Rd.
Joseph Dibrino – 313 Grindstone Hill Rd.
Mike Orr – 83 Tom Wheeler Rd.
Carolyn Orr – 83 Tom Wheeler Rd.
Barbara Deindorfer – 334 Grindstone Hill Rd.
Kathleen Katamura – 382 Grindstone Hill Rd.

Ken Larsen – 382 Grindstone Hill Rd.
Lynn Hemboldt – 318 Grindstone Hill Rd.
Carol Collins – 65 Fowler Rd.
Bill Collins – 65 Fowler Rd.
Candis Banks – 59 Fowler Rd.
Mark Buckley – 30 Fowler Rd.
MaryAnn Buckley – 30 Fowler Rd.
Sandy Gencarella – 102 Fowler Rd.
Mary Redmond – 108 Fowler Rd.
Doug Redmond – 108 Fowler Rd.
Dan Hartman – 26 Fowler Rd.
Katie Lewis – 39 Fowler Rd.
Chris Morgan – 39 Fowler Rd.

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 which Chairman Steinbrecher read into the record.

The following letters were in favor of the application:

Sandra Morgan – 220 Clarks Falls Rd.
Kathie Breidinger Kallen – 35 Mystic Rd.
Sheri Storey – 61 Yawbux Valley Rd.
Carolyn & Gary Umphlett – 94 Yawbux Valley Rd.
Patricia Lamperelli – 50 Chester Main Rd.
Wendy & William Corrigan – 185 Wyassup Rd.
Alan & Mary Buck – 11 Surrey Lane
Carolyn Howell - 495 Providence-New London Tpke.
Gregory Whipple – 102 Anthony Rd.

In the final rebuttal by the applicant, Mr. Sorrentino stating that the applicants would be responsible for ensuring that any staff and guests complied with all zoning regulations, Special Permit criteria and any conditions imposed by the commission. In response to a question about the applicants holding adequate insurance to cover any incidents, Mr. Sorrentino stated that that was a question for the Attorneys. Mr. Sorrentino discussed traffic, other successful venues, and stated the Breidinger's had a 100 guest family wedding on the property a few weekends back, and no one even noticed a wedding had taken place.

The Commission asked questions pertaining to the process to widen the road, which involves a scenic Road, and Mr. Sorrentino went over the process and resolution that needs to happen.

MOTION by E. Learned, SECOND by M. Leonard to close the Public Hearing on SPP #19-066. 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. Potential Regulation Change Edits: J. Hodge went over proposed regulation change edits pertaining to Chapters 2, 3, 6, 7, 10, 12, 13 and 16.
- B. FY20/21 Budget: J. Hodge went over the proposed budget with the Commission and discussed the need for an increase in the Attorney line item.
- C. Quarterly Newsletter: J. Hodge stated she would like to delegate the task of writing the article for the quarterly newsletter to the Chairman of the Commission or to have the entire Commission write it at a meeting.

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

ZEO Activity Report/November: J. Hodge went over her activity report for November with the Commission.

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 11/07/9 and amend approved minutes of 09/05 and 10/03. The Commission accepted the minutes of 11/07/19 as written.

MOTION by M. Leonard, SECOND by P. Lewis to amend the approved minutes of 09/05 and 10/03 to add letters under Public Hearing SPP #19-066 that were submitted in addition to certain members of the public speaking at the public hearing. MOTION CARRIED UNANIMOUSLY

13. ADJOURNMENT:

MOTION by E. Learned, SECOND by M. Leonard to adjourn the meeting at 10:42 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office