



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

SPECIAL MEETING

THURSDAY, MARCH 12, 2020 - 7:00

**NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359**

MINUTES APPROVED ~ MAY 21, 2020

1. CALL MEETING TO ORDER: Chairman Steinbrecher called the Special Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 12, 2020 at 7:00p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ed Learned, Mark Leonard, Wayne Wilkinson, and Alternate Member Robert Kappes

COMMISSIONERS ABSENT: Pat Lewis and Alternate Member Jennifer Pensa

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

2. PUBLIC COMMENT: None

3. COMMISSION REVIEW:

SPL #20-018 (*Site Plan*) Application of Ronald Lewis, 8C Reutemann Rd., N. Stonington, CT 06359 for a 288 sq. ft. addition to an existing farm stand at property located at 339 Norwich-Westerly Rd. in a VC Zone. Tax Map #108, Lot #4196

Seated: L. Steinbrecher, W. Wilkinson, E. Learned, M. Leonard, and R. Kappes

Mr. Ron Lewis was present and went over his revised plot plan. The Commission allowed a plot plan to be submitted instead of a formal site plan.

Mr. Lewis stated he is proposing to add 8 feet on each side of the building to expand the produce area and to add a soft serve ice cream machine.

Mr. Lewis went over the revised plan and stated he has shown the existing well that he will be utilizing to water the vegetables and that he plans to tie into the existing water line that services Kingswood/Meadow Wood. He has shown 4 parking spaces that are in conformance with the regulations, and provided a note that states that the parking lot meets the H2O loading requirements. Mr. Lewis identified a 10ft wide area that extends the length of the building where no parking will be allowed, per the regulations. The remaining land will continue to be used for farm fields. Mr. Lewis stated that the property to the west is already bordered by a tree line of spruce trees, and the property on the north side (which he owns) is fenced. The rest of the property is bordered by Norwich-Westerly and Mystic Road. J. Hodge requested that a note be put on the plan stating that the existing landscaping will remain. Mr. Lewis stated the signage will remain the same for now and a lighting detail has been provided as

requested. Mr. Lewis identified the four locations where the proposed lights will be located and provided a picture of the lights. He stated that there were no other proposed changes.

J. Hodge made a sign chart for the applicant showing the signage he is allowed and stated if he plans on doing events like the corn maze, he will need a Temporary Event Permit from the Selectman.

MOTION by W. Wilkinson, SECOND by M. Leonard to approve SPL #20-018 (*Site Plan*) Application of Ronald Lewis, 8C Reutemann Rd., N. Stonington, CT 06359 for a 288 sq. ft. addition to an existing farm stand at property located at 339 Norwich-Westerly Rd. in a VC Zone. Tax Map #108, Lot #4196
MOTION CARRIED UNANIMOUSLY

4. NEW BUSINESS:

Michael Abbotts, 126 Northwest Corner Rd., N. Stonington, CT to come before the Commission to discuss violations to the conditions of an approved Special Permit HO#02-226 for a home occupation for an office for a small heating company- pertaining to the violation of the parking of the oil trucks on the property. (**NO ACTION NEEDED**; *Applicant will return for 04/02/20 meeting*)

5. REVIEW MINUTES: Review minutes of Regular Meeting of 03/05/20.

The minutes of 03/05/20 were accepted as submitted.

6. ADJOURNMENT:

MOTION by W. Wilkinson, SECOND by M. Learned to adjourn the meeting at 7:25 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant

Land Use Office