



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 4, 2020 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ JULY 2, 2020

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 4, 2020 at 7:08 p.m. via Zoom.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ed Learned, Mark Leonard, Pat Lewis and Alternate Members Robert Kappes & Jennifer Pensa

COMMISSIONERS ABSENT: Wayne Wilkinson

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

2. **PUBLIC COMMENT:** None
3. **ADDITIONS TO THE AGENDA:** None
4. **PLANNING ISSUES & DISCUSSION:**

Final Budget Expenditures & Creating conceptual plans for key locations.

J. Hodge went over the revenues and expenditures to date in the current budget and stated 71% of the budget has been used and that the \$2,500 in the consultant line item & the amount remaining in the training line item will be given back.

J. Hodge stated that the final attorney invoices have not yet been received and that the IT Department will be purchasing the Community Analysis Software instead of it being taken out of EDC or PZC.

J. Hodge discussed the possibility of creating conceptual plans for some key locations in Town as envisioned in the POCD as a way of facilitating the type of development desired for a particular parcel or area. There is not enough time to complete even simple renderings this year, but she would like the commission to seriously consider doing this next year. The Commission asked if it was possible to partner with property owners to have them share in the cost of the renderings.

5. **OLD 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. (*Need to reschedule*)

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

ZEO Activity Report/May

J. Hodge went over her activity report stating that for much of the past month she has been focused on assisting the local businesses with re-opening during the COVID 19.

J. Hodge stated she is working with the grant writer on a possible EDA grant to bring water and sewer to 6 parcels off Frontage Road and Pendleton Hill Rd. as part of a public/private partnership. She also updated the Commission on the construction of the deck at the Brewery; status of single-family residences and her recent inspections of the condition of E&S measures. J. Hodge has received numerous complaints recently of unpermitted sheds and junk cars, and has sent out several notices of violations.

J. Hodge also updated the Commission on a possible alternative design being considered for the possible development at the rotary.

7. NEW APPLICATIONS:

SUB #20-043 (8-30g Subdivision) Application of 343 LLC, PO Box 88, N. Stonington, CT 06359 for an Affordable Housing Application per CT Gen. Stats. 8-30g for a 6-lot subdivision (*5 new lots, 1 existing*) of land on property located at 343 Norwich-Westerly Rd. in an R-40 Zone. Tax Map #108, Parcel #3420.

(Commission to receive on 06/04/20 & set for PH on or by 08/07/20)

J. Hodge explained the 8-30g process to the Commission and asked them to review the statute.

The Commission set the Public Hearing on **SUB #20-043** for 07/02/20.

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9. REVIEW MINUTES:

Review minutes of Regular Meeting of 05/14/20. The minutes of 03/12/20 were accepted as submitted.

10. ADJOURNMENT:

MOTION by R. Kappes, SECOND by M. Learned to adjourn the meeting at 7:53 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant

Land Use Office