



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JULY 2, 2020 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ AUGUST 6, 2020

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, July 2, 2020 at 7:15 p.m. via Zoom.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Ed Learned, Mark Leonard (arrived 7:20 p.m.), Pat Lewis (recused herself), Wayne Wilkinson and Alternate Members Robert Kappes & Jennifer Pensa

COMMISSIONERS ABSENT:

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

2. **PUBLIC COMMENT:** None
3. **ADDITIONS TO THE AGENDA:** None
4. **PUBLIC HEARING:**

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. (*PH scheduled to open on 07/02/20; Commission received on 06/04/20; & PH must close on or by 08/06/20*)

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, E. Learned, J. Pensa, R. Kappes

Mr. Peter Gardner was present for the applicant and went over the site plan.

Mr. Gardner stated this is a set-aside development under CGS 8-30g for a 6-lot subdivision with Lot #1 being an existing house. Mr. Gardner stated there are 2 existing curb cuts along Route 2 into a proposed 15 ft. shared driveway leading to the rear lots. Mr. Gardner went over the test hole data and stated there is a letter from Dexter Miller, Soil Scientist stating there are no wetlands on the property.

Mr. Gardner stated the lots will be served by public water and there has been a letter submitted from the Southeastern Connecticut Water Authority stating there is an adequate water supply to service the proposed 6-lots.

J. Hodge went over her memo which listed general information regarding CGS Section 8-30g, the Affordability Plan and the application process which states the burden of proof would be on the Commission to prove that a proposed Affordable Housing project would jeopardize public health and safety interests.

J. Hodge went over a list of recommendations and stated that the driveways must be accessible to emergency vehicles, cleared of all obstructions to a minimum width of 22 feet and a minimum height of 14 feet and asked that

the driveway width along the entire frontage of Lot #5 maintained at 12 ft. rather than reducing to 10ft. as proposed. J. Hodge stated that a letter was received from the Fire Chief and he had no issues with the proposed subdivision.

J. Hodge stated that a rain garden will be added to Lot #1 in the vicinity of the start of the common driveway to ensure the zero run-off requirement for all driveways is met. She also added that all legal documents and bonding will be reviewed by staff and is subject to approval of the Town Attorney.

The Commission asked questions pertaining to potential traffic and septic system issues.

Atty. Avena addressed the comments pertaining to the traffic issue and stated the Commission would need to produce a traffic expert to evaluate any traffic issues and they would need to provide testimony at the public hearing stating that the traffic caused by residents entering and exiting the proposed subdivision would cause a public danger. Attorney Rob Avena stated that this small subdivision would not likely be considered a major traffic generator, but it was up to the Commission to decide whether they thought a traffic study was necessary.

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

Jen Strunk

Anne Nalwalk

Tony Merando

Marianne Merando

Hank Barsky

Jim Belz

The comments or questions asked pertained to potential septic system issues, increased traffic, concerns about the effect on the surrounding neighborhood character, and the 8-30g process in general.

Mr. Gardner addressed the septic question and stated each lot has a primary area and a reserve.

Atty. Avena addressed the issue about traffic and stated that the traffic for this subdivision is below the minimum the State would look at and also explained the 8-30g process.

J. Hodge also spoke about the 8-30g process and stated correspondence has been received from the Fire Department, Southeastern Connecticut Water Authority and Anthony & Marianne Merando.

Mr. Gardner stated that the proposed subdivision meets statute and the state health code.

Chairman Steinbrecher asked if there was anyone from the public wishing to speak in favor of this application. No one spoke.

Chairman Steinbrecher asked if there was anyone from the public wishing to speak against this application.

Anthony & Marianne Merando (submitted a letter)

Atty. Avena stated that if the Commission does not plan on introducing any new evidence into the record they can close the public hearing, but asked that they not act on it this evening as he needs to review the legal documents.

MOTION by R. Kappes, SECOND by J. Pensa to close the Public Hearing on SUB #20-043. MOTION CARRIED UNANIMOUSLY

5. PENDING 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

The Commission will deliberate this application at their August meeting.

6. PLANNING ISSUES & DISCUSSION:

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

ZEO Activity Report/June

J. Hodge went over her enforcement report updated the Commission on grant submissions and stated that the EDC would like to have a joint meeting with P&Z to discuss possible changes to the signage regulations.

8. NEW APPLICATIONS: None

9. REVIEW MINUTES:

Review minutes of Regular Meeting of 06/04/20. The minutes of 06/04/20 were accepted as submitted.

10. ADJOURNMENT:

MOTION by R. Kappes, SECOND by J. Pensa to adjourn the meeting at 8:30 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office