



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, AUGUST 6, 2020 - 7:00pm**

**VIA ZOOM**

**MINUTES APPROVED ~ AUGUST 13, 2020**

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 6, 2020 at 7:04 p.m. via Zoom.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Mark Leonard, Pat Lewis, and Alternate Member Jennifer Pensa

**COMMISSIONERS ABSENT:** Wayne Wilkinson, Ed Learned and Alternate Member Robert Kappes

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

2. **PUBLIC COMMENT:** None
3. **ADDITIONS TO THE AGENDA:** None
4. **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 (*PH closed on 07/02/2020; Commission must act on or by 09/05/2020*)

Commission will deliberate on this application at the next meeting.

5. **PLANNING ISSUES & DISCUSSION:**

- A. Billings Lake Lot Discrepancies

J. Hodge stated she has met with the Assessor and the Jason from NEGeo (company that updates the Town Tax Maps) to discuss discrepancies between the 2002 Map and the current map. Many of the lots being looked at are owned by companies with the same principal owner Mark Coen and the surveys in question were primarily done by Dieter and Gardner. There are 5 lots in particular that Mr. Coen wants to develop houses on that may not have been created properly. J. Hodge stated she is meeting with the attorneys and Mr. Coen next Thursday and believes that a solution can be worked out. J. Hodge stated that going forward she would like a written policy in place with the Assessor and the mapping company on the process by which tax maps are changed.

- B. Possible Regulation Change for Driveways & Signage

J. Hodge stated EDC would like to have a joint meeting to discuss possible changes to the signage regulations for the Commercial Zones. J. Hodge also discussed the driveway regulations and stated the regulations need to agree

with the Driveway Permit and Single Family House Check Sheet used to review plans. J. Hodge stated the Commission needs to come up with an actual distance a driveway must be from the property line to allow for snow stack.

#### **C. Potential Change of Use Reviews**

J. Hodge went over two applications received for Change of Use/Users to determine whether they can be reviewed and approved administratively vs via Commission review. One is for a grocery/deli/retail shop on a property that also was previously a sandwich shop and the other is a gas station that has a repair facility attached – previously approved, but not currently open. Applicant would like to reopen the facility and add gravel parking in the back for some of the disabled vehicles. They will need to move a dumpster and take down some fencing. The Commission consensus was these applications can be done administratively.

#### **D. Devon Point Farm Complaint**

J. Hodge stated she received several noise complaints from the neighbors. She spoke with the property owner and he said he is creating pastures and moving rock. J. Hodge stated that initially, when she spoke to the owner at the time of issuing a CO for the new home, she did not think he would need a Land Disturbance or Excavation Permit based on what he said his plans were to create fields. J. Hodge stated the neighbor has a decibel meter and took several videos from her back deck hundreds of feet from the property and the noise registers quite high on the reader. The Commission would like the property owner to come before the Commission to explain what he is doing and for how long he expects to be doing this type of clearing.

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

ZEO Activity Report/July

J. Hodge went over her activity and enforcement report.

#### **7. NEW APPLICATIONS:** None

#### **8. REVIEW MINUTES:**

Review minutes of Regular Meeting of 07/02/20. The minutes of 07/02/20 were accepted as submitted.

#### **9. ADJOURNMENT:**

**MOTION by P. Lewis, SECOND by M. Leonard to adjourn the meeting at 7:49 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Land Use Office