



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 13, 2020 - 7:05pm

**Old Middle High School – Media Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES APPROVED ~ SEPTEMBER 3, 2020

1. **CALL MEETING TO ORDER:** Chairman Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 13, 2020 at 7:05 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Mark Leonard, Wayne Wilkinson, and Ed Learned.

COMMISSIONERS ABSENT: Pat Lewis and Alternate Members Robert Kappes and Jen Pensa

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**)

Chairman Steinbrecher read the application into the record.

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

MOTION by M. Leonard, SECOND by W. Wilkinson to approve 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 with the following conditions:

1. Individual site development plans for each lot shall be submitted prior to issuance of Zoning permits, and As-built plans for each lot shall be submitted to the Zoning Enforcement Officer prior to issuance of the final Certificate of Zoning Compliance.

2. Prior to the issuance of permits for individual lot development, a licensed land surveyor must certify in writing that all monumentation depicted on the plan has been set.
3. The affordability plan and other legal documents, including the Joint Driveway Easement and Maintenance Agreement, and any other documents reasonably required by the PZC Attorney, shall be reviewed by and subject to the approval of the Town Attorney. Prior to the initial or subsequent resale of either affordable housing unit, the affordability plan must be reviewed and approved by the Town Attorney.
4. The erosion and sedimentation control plan and work associated with driveway construction entrance and paving depicted in the application plans shall be bonded in an amount satisfactory to the zoning enforcement officer, and with bond documents to the satisfaction of the Town Attorney.
5. Prior to the issuance of permits for individual lot development, a licensed land surveyor must certify in writing that all monumentation depicted on the plan has been set.
6. Sight lines shall be permanently maintained by owners of subject lots.
7. A rain garden shall be added to Lot 1 in the vicinity of the start of the common driveway to ensure Zero (0) run-off requirement for all driveways in North Stonington is met.
8. Note: Per the Driveway Application: "For the health, safety and welfare of the public, driveways shall be accessible to emergency vehicles, cleared of all obstructions to a minimum width of twenty-two (22) feet and a minimum height of fourteen (14) feet." Visitor parking along individual and/or common driveways shall not interfere with or prevent emergency access.
9. Driveway width along entire frontage of Lot 5 to be maintained at 12 feet.
10. Existing wells must be properly abandoned and all foundation and/or curtain drains must be properly distanced from proposed septic systems.

MOTION CARRIED 3:1

In Favor: L. Steinbrecher, W. Wilkinson, M. Leonard
Opposed: E. Learned

5. PLANNING ISSUES & DISCUSSION:

Billings Lake property line discrepancies – J. Hodge stated she met with the Town Attorney, Attorney Londregan, and Mr. Weiss, Coen & Gardner to discuss the incorrect property lines that are preventing approval of proposed single-family residences. She stated they have reached a solution with respect to correcting the boundary lines in such a way that each lot would comply with current regulations with respect to frontage, min. Lot area, and buildable square (for year-round use and in one case, seasonal use). J. Hodge stated moving forward she would like a policy in place to govern how changes can be made to the existing tax maps, and for correcting bad surveys if found. No map should be altered until the map and deed with the property description has been reviewed by the ZEO.

Little League Field – J. Hodge asked N. Kincaid who attended the meeting via zoom to discuss this item at the BOS meeting, as it is up to the BOS to turn the land back to the Grufstedt's.

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

J. Hodge updated the Commission on an 8-24 that will be reviewed by the Commission for the Old Middle/High School to be used for educational purposes.

J. Hodge updated the Commission on enforcement matters on Hangman Hill and Clarks Falls Rd.

7. NEW APPLICATIONS: None

8. OLD BUSINESS:

9. NEW BUSINESS:

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 08/06/20. The minutes of 08/06/20 were accepted as submitted.

11. ADJOURNMENT:

**MOTION by W. Wilkinson, SECOND by M. Leonard to adjourn the meeting at 8:00 p.m.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office