

Planning and Zoning Commission Minutes 05/04/2017

Approved

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Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MAY 4, 2017 7:00 P.M.

New Town Hall

Conference Room

40 Main Street

North Stonington, CT 06359

DRAFT MINUTES

1. **CALL MEETING TO ORDER:** Vice-Chair Elaine Boissevain called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 4, 2017 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: Lou Steinbrecher, Chairman (arrived 7:10 p.m.), Elaine Boissevain, Vice-Chair, Joseph Siner (arrived at 7:02 p.m.), Secretary, Wayne Wilkinson, and Ann Brown

COMMISSIONERS ABSENT: Alternate Members Ed McGowan, Pat Lewis and Julie Lanier

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

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC COMMENT:** None

4. **NEW BUSINESS:**

Commission to act on per Section 1006.10 (***Completion of Operations***) of the zoning regulations pertaining to **EXC/SPEC #10-050 (Excavation)** Application of Ledyard Lewis, 273 Boombridge Road, North Stonington, CT 06359 to excavate & re-grade existing agricultural land in order to expand and increase productivity of cropland & to create manageable farming areas at property located on Anthony Road, property of Ledyard E. & Harry B. Lewis. Tax Map #124, Parcel #5167

W. Wilkinson read the application into the record.

Seated: L. Steinbrecher, E. Boissevain, J. Siner, A. Brown, W. Wilkinson

J. Hodge stated the application is not before the Commission, but the completion of the operations is per Section 1006.10 of the zoning regulations. J. Hodge stated the applicant has not finished everything they had proposed to do. The applicant's presentation will go over what they have done and their plans for the future. The purpose of this hearing is for the Commission to deem the operation complete which upon such action site restoration shall commence and shall be completed within 180 days.

Tony Nenna of On-Site Engineering and Ledyard Lewis were present.

Mr. Nenna stated they had received approval for 6 phases back in 2008 to expand the agricultural fields on the farm. Mr. Nenna stated to date they have done Phase 1 and are half way into Phase 2 and stopped. They have eliminated Phase 3, jumped to Phase 5, and then started excavating Phase 4, but there was more ledge then was anticipated. Mr. Nenna stated they have started restoring Phase 1 and half of Phase 2 with top soil and they have also started excavating into the embankment of Phase 5.

J. Hodge stated the applicant would have to submit a new application for any new excavation.

MOTION by A. Brown, SECOND by W. Wilkinson to declare the operation complete and site restoration shall commence and be completed within 180 days starting from 05/04/17 for Application EXC/SPEC #10-050 Application of Ledyard Lewis, 273 Boombridge Road, North Stonington, CT 06359 to excavate & re-grade existing agricultural land in order to expand and increase productivity of cropland & to create manageable farming areas at property located on Anthony Road, property of Ledyard E. & Harry B. Lewis. Tax Map #124, Parcel #5167. MOTION CARRIED UNANIMOUSLY

5. **PLANNING ISSUES & DISCUSSION:**

A. POCD Implementation

J. Hodge asked the Commission to review the Implementation plan for next week and pick out 1 or 2 action items to discuss. J. Hodge also discussed Senior and Affordable Housing and will discuss the Wintechog Hill project next week in more detail.

B. Proposed Change of Zoning District Classification (western end of Route 2)

Brief discussion on the proposed zone change.

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

ZEO Activity Report/April

J. Hodge went over her activity report with the Commission for the month of April

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. REVIEW MINUTES:

Review minutes of Regular Meeting of 04/13/17

The Commission accepted the minutes of 04/13/17

10. ADJOURNMENT:

MOTION by A. Brown, SECOND by W. Wilkinson to adjourn the meeting at 9:03 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant

Planning & Zoning Office