



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, SEPTEMBER 10, 2020 - 7:00pm**

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

**MINUTES APPROVED ~ OCTOBER 8, 2020**

1. **CALL MEETING TO ORDER:** Mark Leonard called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, September 10, 2020 at 7:00 p.m.

**COMMISSIONERS PRESENT:** Mark Leonard, Pat Lewis, Ed Learned and Alternate Members Robert Kappes and Jen Pensa

**COMMISSIONERS ABSENT:** Louis Steinbrecher, Chairman and 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
5. **WORKSHOP:**

Shawn Harrison requested a workshop to discuss possible regulation change.

Shawn Harrison came before the Commission to discuss a possible regulation change. Mr. Harrison stated he owns a 10-acre parcel on Boombridge Road that has one house on it –his current residence. He would like to subdivide the lot into 3 parcels consisting of: 1 new front lot, 1 new rear lot and the existing lot with the house on it. Mr. Harrison stated the problem he is running into is the regulation 403.1, that requires that each front lot have 200ft of “continuous” frontage. Mr. Harrison stated he has 495 feet of road frontage, sufficient for 2 front lots and one rear lot, but because of where the existing house and associated utilities were placed, there would be no way to divide the frontage into 2 continuous 200ft sections and one 30ft corridor. He provided a conceptual plan showing a possible subdivision if the frontage were to be divided. The lots would be irregularly shaped but would meet all other dimensional requirements.

The Commission felt it would be better to try for a variance and were not sure how many other parcels in Town would be impacted by such a change. The Commission discussed the possibility of doing an Affordable subdivision or to consider subdividing into 2 lots with one lot containing a house and detached accessory apartment.

**5. PLANNING ISSUES & DISCUSSION:**

Possible edits to regulations re: Minimum Buildable Square and distance of driveways to property line.

J. Hodge gave out proposed regulation edits for the buildable square requirement and asked the Commission to review them. J. Hodge stated the intent of requiring a buildable square was to ensure every new parcel could support a house, well, septic system and reserve area for the septic system. It is a tool often used to control density as well. Some issues discussed were: (1) the current regulations essentially make it impossible to show a buildable square on a 40,000sf lot in the R40 Zone, and (2) the required minimum area for the Buildable Square in the R80 zone is nearly double that of the R40 zone making one wonder why 25,000 sq. ft. in an R40 is sufficient to locate a house, well, septic and reserve area, but the same area is not sufficient on a lot in a different zone. J. Hodge also discussed the fact that the entire lots in the Lake of Isles, and recent Rte. 2 Affordable Housing Subdivisions were smaller than the required square footage of the smallest buildable square, and each of those small lots have a 3BR house, well, septic system and reserve area. J. Hodge also asked the Commission to come up with a specific distance that driveways must be from any property line as the current regulations are too vague and she is unable to provide applicants with a clear standard to go by.

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

8-24 Letter to BOS. J. Hodge reviewed the 8-24 letter she drafted on behalf of the Commission re: proposal to lease the one-story wing of the former Middle/High School. L. Steinbrecher had provided some edits which she incorporated. There were no other suggested changes by the Commission members.

**7. NEW APPLICATIONS:** None

**8. OLD BUSINESS:** None

**9. NEW BUSINESS:** None

**10. REVIEW MINUTES:** Review minutes of Regular Meeting of 09/03/20. The minutes of 09/03/20 were accepted as submitted.

**11. ADJOURNMENT:**

**MOTION by R. Kappes, SECOND by E. Learned to adjourn the meeting at 8:10 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Land Use Office