



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JANUARY 14, 2021 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ MARCH 4, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, January 14, 2021 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Pat Lewis (arrived at 7:04 p.m.), Ed Learned and Jennifer Pensa (Alternate)

COMMISSIONERS ABSENT: Mark Leonard & Robert Kappes (Alternate)

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

2. **ADDITIONS TO THE AGENDA:**

MOTION by J. Pensa, SECOND by W. Wilkinson to amend agenda to add extension letter for 113 Pendleton Hill Road under New Business. MOTION CARRIED UNANIMOUSLY

3. **PUBLIC COMMENT:** None

4. **COMMISSION REVIEW:**

MOD SPL #20-107 (*Site Plan Modification*) Application of Quinlan Enterprises, LLC, 152 Wheeler Rd., Stonington, CT 06378 for a site-plan modification for the construction of a Phase 2 warehouse building on property located at 75 Frontage Rd., in an EDD/WSPO Zone. Tax Map #122, Lot #7634 (*Commission received on 12/03/20 & must act by 02/05/21*)

Seated: L. Steinbrecher, W. Wilkinson, P. Lewis, E. Learned, J. Pensa

Sergio Cherenzia, Licensed Engineer & Jason Quinlan of Quinlan Enterprises were also present via zoom.

J. Hodge stated her comments have been addressed for the most part, though there are a few typos that still need to be addressed. CLA has commented on the application and responded to Cherenzia's comments as well. J. Hodge stated she has asked for a floor plan of the building, but right now it is just proposed as an open warehouse. The building department will review the need for firewalls during the building permit process, and if added this will be shown on the as-built. J. Hodge stated she has received a lighting plan and photos, and has requested a surety estimate for SE&SC and stormwater management systems. Applicant received wetlands approval at the Wetlands Meeting last evening.

S. Cherenzia gave a brief overview and stated there have not been a lot of material changes to the plans based on staff comments. S. Cherenzia stated the building or access has not changed and they have addressed CLA's comments. LLHD has concerns with the tie in to the septic. S. Cherenzia stated there is an existing tank with a pump chamber which then pumps into a leaching field. S. Cherenzia stated this system was planned to service both

warehouses and was reviewed during the Phase 1 approval of the 1st warehouse. S. Cherenzia stated he has had discussions with LLHD and they requested a B100a application and review to verify that the proposal is the same as originally submitted and that a State exception for a centralized system will be needed. S. Cherenzia stated the proposed warehouse will be used for additional boat storage.

S. Cherenzia stated a bond estimate needs to be submitted and went over the lighting plan. All lighting will be wall mounted with full cut-off lenses. There will be no light poles and the lighting will only come on in the evening hours to provide just enough light for security.

S. Cherenzia stated the nothing has changed with respect to parking. 194 spaces are required and they have 256 total parking spaces. They have 2 loading berths for periodic delivery of the boats, and loaming and seeding have been added to the plan. S. Cherenzia stated the storage containers will be consolidated to a centralized located area and an as-built plan will be submitted prior to a Zoning Compliance Certificate. The building will be a beige metal building to match the existing building.

The Commission asked questions pertaining to the loading zone and L. Steinbrecher asked if all J. Hodge's comments had been addressed.

MOTION by J. Pensa, SECOND by P. Lewis to approve Site Plan Modification Application #20-107 of Quinlan Enterprises, LLC for the construction of a warehouse building located on 75 Frontage Road as presented with the following conditions:

- 1. LLHD approval must be secured before receiving any Building Permits to begin construction.**
- 2. All comments raised in the Peer Review by CLA Engineers must be fully addressed.**
- 3. Any future change in use or user, i.e. new tenants require Zoning and/or LLHD approval.**
- 4. A Surety estimate for all SE&SC measures and stormwater management systems shall be submitted and approved by the PDZO and/or CLA Engineering.**
- 5. Typos in Appendix D of the Engineering Report must be corrected, and final hard copies of all documents and plans provided to the Land Use Office.**
- 6. The PODS stored outside must remain in the general area designated in front of the new building and there must be clear vehicular access around this area.**
- 7. An As-built Plan will be required prior to the issuance of Zoning Compliance Permit.**

MOTION CARRIED UNANIMOUSLY

5. PLANNING ISSUES & DISCUSSION:

J. Hodge stated she has received a letter from 421D Wyassup Rd. about a seasonal cottage that they would like converted to year round use. J. Hodge stated they have never submitted any evidence it was used year round prior to zoning but they do have much more land than some of the other homes that have been granted year round use. J. Hodge stated the Commission needs to explore the lake issues and come up with a plan to resolve them.

6. SENIOR PLANNER & ZONING OFFICIAL'S REPORT/ISSUES: None

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

Requesting a 90-day filing extension to file mylars from 01/27/21 for approved **SPL #20-086 (Site Plan)** Application of Kingdom of the Hawk LLC, 349 Elm St., Stonington, CT 06378 for a Birds of Prey

Vineyard/Wedding Barn Venue on property located at 113 Pendleton Hill Rd. in an EDD Zone. Tax Map #122, Lot #2660

S. Cherenzia stated he does not believe they will need the full 90 days, but are waiting on some issues before they can file the final mylars.

MOTION by W. Wilkinson, SECOND by J. Pensa to grant the 90-day filing extension for the filing of the mylars. MOTION CARRIED UNANIMOUSLY

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 01/07/21. The minutes of 01/07/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by P. Lewis, SECOND by W. Wilkinson to adjourn the meeting at 8:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office