



Town of  
**North Stonington, CT**

PLANNING & ZONING COMMISSION

**REGULAR MEETING**

**THURSDAY, MARCH 11, 2021 - 7:00pm**

**VIA ZOOM**

**MINUTES APPROVED ~ APRIL 1, 2021**

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 11, 2021 at 7:03 p.m.

**COMMISSIONERS PRESENT:** Louis Steinbrecher, Chairman, Wayne Wilkinson, Pat Lewis, Mark Leonard, Ed Learned and Robert Kappes (Alternate)

**COMMISSIONERS ABSENT:** Jennifer Pensa (Alternate)

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

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

3. **PUBLIC COMMENT:** None

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

**Note Pending:** [PETITION NO. 1443](#) - SR North Stonington, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 9.9-megawatt AC solar photovoltaic electric generating facility on five parcels located north and south of Providence New London Turnpike (State Route 184), west of Boombridge Road and north of Interstate 95 in North Stonington, Connecticut, and associated electrical interconnection.

Attorney's Kenneth Baldwin & Jon Schaefer of Robinson & Cole were present along with Peter Candelaria, Morgan Day, and Ali Weaver of Silicon Ranch.

A. Weaver went over the project details and the lay out of the solar panels along with the benefits of the solar project stating there would be 60-70 employees on site and they would hire locally. Other members of the team also spoke during the presentation.

K. Baldwin stated this project falls under the Siting Council's jurisdiction and a Public Hearing is not required.

The Commission asked questions pertaining to the cutting of trees, and the location of the panels, preferably in an area that is already cleared such as the gravel pit.

R. Avena went over the legal guidelines for the Commission and public.

Chairman Steinbrecher asked if anyone from the public had any questions or comments. The following people spoke:

Mike Urgo, 1<sup>st</sup> Selectman, Henry & Catherine Maxwell, Carolyn Howell, Ryan Mason, Madeline Jeffery, Shawn Murphy, Mark Grigg, Gary Annino, Barbara Campagna, and Kerri Perez.

Some members of the public asked if a site-walk was possible and Atty. Baldwin stated he would arrange look into arranging one.

**5. ELECTION OF OFFICERS:**

**MOTION by M. Leonard, SECOND by P. Lewis to allow alternates to vote in the Election of Officers. MOTION CARRIED UNANIMOUSLY**

**MOTION by W. Wilkinson, SECOND by R. Kappes to nominate Lou Steinbrecher for Chairman. MOTION CARRIED UNANIMOUSLY**

Lou Steinbrecher is Chairman

**MOTION by R. Kappes, SECOND by M. Leonard to nominate Wayne Wilkinson for Vice-Chairman. MOTION CARRIED UNANIMOUSLY**

Wayne Wilkinson is Vice-Chairman

**MOTION by M. Leonard, SECOND by R. Kappes to nominate Pat Lewis for Secretary. MOTION CARRIED UNANIMOUSLY**

Pat Lewis is Secretary

**6. PLANNING ISSUES & DISCUSSION:**

**7. PUBLIC HEARINGS:**

TX AM #21-015 (*Text Amendment*) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, 99 Mechanic Street, Pawcatuck, CT 06379 requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres. (**NO ACTION NEEDED; PH Scheduled for 04/01/21; Commission received on 03/04/21 & PH must close on or by 05/05/21**)

**8. NEW APPLICATIONS:** None

**9. OLD BUSINESS:** None

**10. NEW BUSINESS:**

**11. REVIEW MINUTES:**

Review minutes of Regular Meeting of 03/04/21. The minutes of 03/04/21 were accepted as submitted.

**12. ADJOURNMENT:**

**MOTION by R. Kappes, SECOND by W. Wilkinson to adjourn the meeting at 9:38 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Land Use Office