



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MAY 13, 2021 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ JUNE 3, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, May 13, 2021 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Pat Lewis, Secretary, Mark Leonard, and Ed Learned

COMMISSIONERS ABSENT: Wayne Wilkinson, Vice-Chair, Jennifer Pensa (Alternate) and Robert Kappes (Alternate)

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

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

3. **PUBLIC COMMENT:** None

4. **COMMISSION REVIEW:**

SPL MOD #21-048 (Site Plan Modification) Application of Kingdom of the Hawk, LLC, 349 Elm St., Stonington, CT 06378 for a modification of their existing Site Plan (#20-086 Vineyard/Wedding Barn Venue) to convert an existing vacant residence into a tasting room with a 1-BR Apartment on the 2nd Floor, on the parcel located at 113 Pendleton HI Rd. in the Economic Development District, Tax Map #122, Lot #2660. The current Hospitality Use will be reclassified as a Mixed-use Development. (*Commission received on 05/18/21 & must act on or by 07/16/21*)

Seated: L. Steinbrecher, P. Lewis, M. Leonard, E. Learned

Sergio Cherenzia, Licensed Civil Engineer of Cherenzia & Associates, Chris Vernott, Architect, and DJ Noyes, Landscape Architect were present for this application.

S. Cherenzia stated they do not have a detailed landscaped architect plan at this time and will be submitting it after they get feedback from this meeting.

S. Cherenzia stated this application is also before the Inland Wetlands Commission and is a modification to a previously approved site-plan for a wedding barn. The Plans showed the overall site-plan of the 55 acre +/- property. S. Cherenzia stated they would like to use the existing building on the property in conjunction with the wedding barn as a tasting room with a 1-bedroom apartment on the 2nd floor.

S. Cherenzia stated they plan on adding a deck with associated grass access drives, parking, an event lawn, well, septic and stormwater management system (BMPs). S. Cherenzia stated the Wetlands encroachment occurs in the area of an existing driveway that they plan to improve. The applicant has obtained a CT DOT approval for a driveway access curb cut, with the condition that future development requires additional plan submittal for approval.

S. Cherenzia stated that primary access to the 2-story tasting room by patrons will be from the approved CT DOT curb cut on Pendleton Hill Road for the wedding barn. The second driveway will be a secondary access only.

S. Cherenzia stated the parking areas shall consist of (2) ADA parking spaces closest to the building as well as (79) standard parking spaces. There will be a pervious paver sidewalk located off the ADA spaces to access the building. S. Cherenzia stated the landscaping will be low maintenance with landscape beds and shrubs. S. Cherenzia stated a traffic impact analysis has been conducted.

The Commission asked questions pertaining to the soils, surface of parking lots and driveways, event lawn, parking area, curb cuts and the sightlines.

C. Vernott went over the proposed tasting room and stated the entire house will be remodeled they are proposing to add an attached deck and patio. There will be a walk-out basement for deliveries and they also propose to bump out the wall by 2 feet on the side of the house to align it with the 2nd floor. There will be a new egress proposed from the 2nd floor.

DJ Noyes went over the landscaping plan and buffering.

J. Hodge stated she is waiting on a peer review and stated that she did a preliminary review and has some initial comments which pertain to the following: Provide detail on the grass parking area, number of parking spaces and information needed to justify the number of parking spaces, landscaped buffer, access drive and a lighting plan.

The Commission tabled the application until there June meetings.

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

6. PLANNING ISSUES & DISCUSSION:

- a. BOS request for a possible text amendment to add "Education Facility" as a permitted use in the R40 Zone.

Mike Urgo, 1st Selectman went over the request and stated they would like to add educational facility as a permitted use in the R40 zone. M. Urgo stated that with the potential sale of the former middle/high school located at 298 Norwich-Westerly Rd. and the Library deed restriction for educational use on the property, formally adding education facility as a permitted use would aid the Town in securing a buyer.

J. Hodge stated the school now falls under the use of "municipal facility" since it is a Town owned building, and that no other use existed in the regulations to cover schools. The Commission discussed and the consensus was to move forward with the text amendment. J. Hodge stated she would look for a definition for education facility.

- b. 2023 POCD Planning

J. Hodge stated she would like to form a sub-committee for the POCD and would like a few people from P&Z and one person from each Board and Commission and is waiting for the new census data to become available. J. Hodge stated she would like to start having general meetings and gave an overview on how she would like it to look with video components. She stated there will still be a document with data, charts and action plans but she would like to market the Town in a different way.

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

- a. ZEO Activity Report/April

J. Hodge went over her activity report for April and also went over construction totals and how they pertain to the mill rate.

- b. Silicon Ranch Solar Project Update

J. Hodge stated the public hearing for this application will be held on June 8th and the Siting Council has submitted their own comments and request for additional information and clarification from the applicant. J. Hodge stated that she submitted a second letter and that Bob Russo, soil scientist from CLA also submitted his initial findings.

7. **NEW APPLICATIONS:** None

8. **OLD BUSINESS:**

Possible new criteria to convert Seasonal Properties to Year-round – no update

9. **NEW BUSINESS:** None

10. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 04/08/21. The minutes of 04/08/21 were accepted as submitted.

11. **ADJOURNMENT:**

MOTION by M. Leonard, SECOND by P. Lewis to adjourn the meeting at 8:53 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office