



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 03, 2021 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ JUNE 10, 2021

1. **CALL MEETING TO ORDER:** Vice-Chair Wayne Wilkinson called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 3, 2021 at 7:05 p.m.

COMMISSIONERS PRESENT: Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, Mark Leonard, and Ed Learned

COMMISSIONERS ABSENT: Louis Steinbrecher, Chairman, 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:**

Brian Rathbun asked a question pertaining to the proposed text amendment that was discussed at the Commission's May 13th meeting to add educational facility as a use in residential zones.

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. **(NO ACTION NEEDED; Commission received on 05/18/21 & must act on or by 07/16/21)**

5. **PLANNING ISSUES & DISCUSSION:**

New Pending Legislation

J. Hodge went over pending legislation that pertained to Accessory Dwelling Units, Fair fees for multifamily & affordable housing reviews, required/allowed goals & considerations, evaluation of traffic impacts, zoning provision that must not prohibit cottage food activities in residential zones, allow zoning to adopt regulations for overlay & floating zones, Planned Development Districts & Energy Conservation. The pending legislation also included mobile homes, certification of Zoning Enforcement Officers, required 4 hours of training every 2 years for P&Z Commissioners, and the requirement that municipalities adopt affordable housing plans every 5 years.

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

ZEO Activity Report/May

J. Hodge informed the Commission that she has given her notice and will be resigning in July. She then went over her activity report and gave an update on the Silicon Ranch solar project, proposed text amendment re: Education Facility and discussed the American Rescue funds the Town would be receiving in response to COVID and the possible uses for the funds such as providing assistance to restaurants and hotels if allowed.

7. **NEW APPLICATIONS:** None

8. **OLD BUSINESS:**

New criteria to convert Seasonal Properties to Year-round

J. Hodge gave the Commission a brief update on potential criteria.

9. **NEW BUSINESS:** None

10. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 05/13/21. The minutes of 05/13/21 were accepted as submitted.

11. **ADJOURNMENT:**

MOTION by M. Leonard, SECOND by E. Learned to adjourn the meeting at 8:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office