



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 10, 2021 - 7:00pm

VIA ZOOM

MINUTES APPROVED ~ JULY 1, 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 10, 2021 at 7:05 p.m.

COMMISSIONERS PRESENT: Wayne Wilkinson, Vice-Chair, Pat Lewis, Ed Learned, and Jennifer Pensa (Alternate)

COMMISSIONERS ABSENT: Louis Steinbrecher, Chairman, Mark Leonard, a (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:**

A. 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*)

B. SPL #21-057 (Site Plan) Application of Stefana Pecher, 15 Old Hamburg Rd., Lyme CT 06371 for a site plan review to add farm store use in existing barn, and ag-tivities of limited duration that may include small outdoor events and one annual festival on property located at 402 Norwich-Westerly Rd., N. Stonington, CT 06359 in the R80 Zone. Tax Map #101, Lot #9200

Vice-Chair Wilkinson read the application into the record.

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

Stefana Pecher was present for this application.

J. Hodge stated that the applicant would like to submit a plot plan instead of a site-plan as permitted in the regulations given that the site is fully developed.

MOTION by J. Pensa, SECOND by W. Wilkinson to allow the applicant to submit a plot plan instead of a Site plan for this application. MOTION CARRIED UNANIMOUSLY

S. Pecher went over her application request and stated the existing structures on the property are a single-family residence, chicken coops, storage sheds and an existing barn that would house the farm store. The agricultural uses are the hemp and vegetable crops, chickens, mini horses and a donkey. S. Pecher went over the ag-tivities that they are proposing which include touch therapy with mini-horses, story time with local schools once a week, helping veterans integrate through farming and also hosting veteran retreats two or three times a month weather permitting with up to 20 people. S. Pecher stated they would like to have a community garden, farm to table dinners and fundraising events possibly in the future being held one to two times a year, and also some vocational training for young adults.

S. Pecher stated she is proposing to hold a 3-day hemp festival yearly with required tickets that can be purchased on-line. There would be music, food truck and other vendors. Portable restrooms provided and attendees would most likely be bussed in from the Grange or other appropriate location for the Festival.

S. Pecher showed the proposed parking for the farm store and the vendor parking and portable rest-rooms for the hemp festival on the plot plan.

The Commission discussed and P. Lewis stated she did not believe it met the regulations and a special permit was needed not a site-plan review and E. Learned stated he would like more time to review this and would like to wait until the Commission met in person.

J. Hodge stated to the Commission that the Board of Selectmen would have permitted this as a temporary event if they still issued this type of permit. J. Hodge stated that most of the site plan criteria does not apply to this application as the site is fully developed and these uses are accessory uses to an agricultural use. J. Hodge stated the application is for ag-tivities of limited duration and a farm store which are all accessory to an agricultural operation and therefore a special permit is not required. As Site Plan Approval is straight forward, with no additional criteria to satisfy with respect to noise, environment, dust, traffic, etc. J. Hodge questioned the need for additional time and reviewed all the applicable agricultural and Site Development regulations and criteria as they related to the proposed use.

J. Pensa stated this proposal is a benefit to the community.

E. Learned stated that he was now ok with the proposal as it was clearly explained to him by J. Hodge and why it did not fall under special permit.

MOTION by W. Wilkinson, SECOND by J. Pensa to approve SPL #21-057 (*Site Plan*) Application of Stefana Pecher, 15 Old Hamburg Rd., Lyme CT 06371 for a site plan review to add farm store use in existing barn, and ag-tivities of limited duration that may include small outdoor events and one annual festival on property located at 402 Norwich-Westerly Rd., N. Stonington, CT 06359 in the R80 Zone. Tax Map #101, Lot #9200. MOTION CARRIED

In Favor: W. Wilkinson, E. Learned, J. Pensa Opposed: P. Lewis

5. PLANNING ISSUES & DISCUSSION: None

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

New criteria to convert Seasonal Properties to Year-round

J. Hodge stated she will be attending a board meeting with members of the Wyassup Lake Association for feedback pertaining to new criteria to convert seasonal properties to year round.

J. Hodge also updated the Commission on the solar project for Silicon Ranch and stated the Siting Council was very thorough in their review and that the public hearing has been continued until July 8th so if anyone has any questions to submit them to her before that date.

7. NEW APPLICATIONS:

TX AM #21-056 (*Text Amendment*) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to Add “Educational Facility” to Sec. 502 Permitted & Special Uses in the R40, R60 & R80 zones & definition of Educational Facility to Chapter 16 definitions.

The Commission set the Public Hearing on this application for July 1, 2021.

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 06/03/21. The minutes of 06/03/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by J. Pensa, SECOND by E. Learned to adjourn the meeting at 8:07 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office