



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JULY 1, 2021 - 7:00pm

**Old Middle High School – Media Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES APPROVED ~ AUGUST 5, 2021

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

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

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

The applicant has requested an extension and will be coming before the Commission in August.

5. **PUBLIC HEARING:**

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.

Chairman Steinbrecher read the application into the record.

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

J. Hodge went over the application request and stated she proposed allowing Educational Facilities in all residential zones because there are other properties that could be used as a school in the future such as St. Thomas Moore Church and the Stonington Institute property.

The Commission did not have any questions or comments as they felt they had discussed this at length in previous meetings.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. There were none.

Chairman Steinbrecher asked if there was anyone from the public speaking in favor of this application. There were none.

Chairman Steinbrecher asked if there was anyone from the public speaking against this application. There were none.

MOTION by L. Steinbrecher, SECOND by E. Learned to close the public hearing on TX AM #21-056. MOTION CARRIED UNANIMOUSLY

6. PENDING 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.

Chairman Steinbrecher read the application into the record.

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

MOTION by E. Learned, SECOND by P. Lewis to approve 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 WAS APPROVED, EFFECTIVE THE DAY AFTER PUBLICATION.

7. PLANNING ISSUES & DISCUSSION:

A. Seasonal vs Year Round

J. Hodge went over the possible new criteria to convert existing seasonal dwellings to year round in the SUOA and criteria to build new dwellings on new vs existing lots in the SUOA.

J. Hodge went over the background and stated there are several existing homes that have sufficient land for a well and septic system, that have been built in such a way as to allow year-round occupancy but are shy of the 80,000 sf for a year round home.

J. Hodge reviewed the intent and purpose for allowing the conversion from seasonal to year round and reviewed the possible criteria that would need to be met. The primary intent is to protect the lakes.

The Commission discussed the dimensional requirements and how they would apply to existing lots with existing dwellings vs new lots or existing vacant lots. J. Hodge stated she drafted these regulations as possible criteria but it was up to the Lake Associations to bring it before the Commission. J. Hodge also suggested the Commission put a moratorium on the construction of new seasonal dwellings to give the Commission time to work on the criteria and get feedback from the lake associations etc.

Ellen Demirs of Wyassup Road was present and stated she would be in favor of allowing this type of regulation as she has a seasonal dwelling with a code compliant septic system and well and the structure is insulated for year round use.

B. Final Accounting & Annual Report

J. Hodge gave the Commission a brief update on the final accounting for the end of the fiscal year and stated the Land Use Department had a very good year despite COVID.

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

ZEO Activity Report/June

J. Hodge went over her activity report for the month of June and also updated the Commission on the new legislation/bills that have passed that relate to Land Use and housing.

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 06/10/21. The minutes of 06/10/21 were accepted as submitted.

13. ADJOURNMENT:

MOTION by P. Lewis, SECOND by E. Learned to adjourn the meeting at 8:16 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office