



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 5, 2021 - 7:00pm

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

MINUTES APPROVED ~ AUGUST 12, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, August 5, 2021 at 7:06 p.m.

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

COMMISSIONERS ABSENT: 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:**

Lou Gingerella asked about the seasonal to year round use process and how discussion went at the last meeting pertaining to this issue.

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 05/13/21 & must act on or by 09/19/21; 65-day extension granted from 07/16/21)

The applicant will be present at the Commission's August 12th meeting.

5. **WORKSHOP:**

Ben Buehler & Callie-Jean Tuthill requested a workshop to discuss a possible regulation change for addition of an Accessory Family Dwelling.

B. Buehler discussed with the Commission a proposed regulation change to possibly allow an additional family dwelling on lots larger than 10 acres along with three accessory apartments. B. Buehler stated that he worked off a similar regulation that Stonington has in place.

The Commission discussed this proposal and will look at it in future meetings for discussion.

6. PLANNING ISSUES & DISCUSSION:

Commission discussion of ZEO responsibilities

L. Steinbrecher discussed the job description for the ZEO vacancy and stated the position will still be combined with Planning & Development as the job description cannot be changed at this time because it is a union position.

L. Steinbrecher stated the Selectman will for a Committee consisting of 2 members from Planning & Zoning, 2 members from the Economic Development Commission, and one of the Selectman to participate in the hiring process. The Financial Officer will be sitting in on the process but will not be part of the hiring committee.

**MOTION by R. Kappes, SECOND by M. Leonard to select L. Steinbrecher to be on the hiring committee.
MOTION CARRIED UNANIMOUSLY**

**MOTION by M. Leonard, SECOND by E. Learned to select R. Kappes to be on the hiring committee.
MOTION CARRIED UNANIMOUSLY**

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

J. Hodge informed the Commission that the proposed gas station on Route 2 have moved the well due to ledge and they now need to go back to Ledge Light Health District because of the new well location. J. Hodge stated the White issue needs to be resolved, and the Lewis Excavation needs to submit a new special permit if they want to continue. J. Hodge also stated an application will be submitted for 49 Pendleton Hill Road to add another building to the site plan that was previously approved.

The Commission discussed the lake criteria briefly for seasonal to year round use and stated there needs to be a way to make it beneficial to both the Town and residents. The Commission will discuss at future meetings.

The Commission acknowledged receipt of a letter they received via e-mail and by hard copy from Ron Lewis pertaining to 298 Norwich-Westerly Road.

8. NEW APPLICATIONS:

SUB #21-069 (Subdivision) Application of Watch Hill Builders, LLC, 183 Quarry Rd., Milford, CT 06460 for a 2-lot subdivision, property currently has (1) single-family residence and is proposing to create (1) additional building lot on property located at 92 Jeremy Hl Rd., in the R60 Zone, Tax Map #114, Lot #4798.

(Commission to receive on 08/05/21 & must act on or by 10/09/21)

The Commission will review at their August 12th meeting.

9. OLD BUSINESS: None

10. NEW BUSINESS: None

11. REVIEW MINUTES:

Review minutes of Regular Meeting of 07/01/21. The minutes of 07/01/21 were accepted as submitted.

12. ADJOURNMENT:

MOTION by M. Leonard, SECOND by R. Kappes to adjourn the meeting at 8:55 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Land Use Office