



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, OCTOBER 7, 2021 - 7:00pm

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

MINUTES APPROVED ~ NOVEMBER 4, 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, October 7, 2021 at 7:05 p.m.

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

COMMISSIONERS ABSENT: Louis Steinbrecher, Chairman, Mark Leonard, Robert Kappes (Alternate) and Jennifer Pensa (Alternate)

STAFF PRESENT: Planning, Development & Zoning Official Nathan Reichert & Administrative Assistant Cheryl Konsavitch

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

3. **PUBLIC COMMENT:** None

4. **WORKSHOP:**

Ben Buehler & Callie-Jean Tuthill requested a workshop to discuss a possible regulation change for the addition of a Residential Compound Subdivision

Ben Buehler went over the proposed regulation change and the Commission discussed. The Commission advised Mr. Buehler to go before the Zoning Board of Appeals to try for a possible variance in order to build another house on their property.

The Commission will discuss this proposal in the future.

5. **PLANNING ISSUES & DISCUSSION:**

Schedule of Meetings for 2022

MOTION by E. Learned, SECOND by P. Lewis to accept the Schedule of Meetings for 2022 for the Planning & Zoning Commission & the Aquifer Protection Agency. MOTION CARRIED UNANIMOUSLY

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

N. Reichert went over his activity report for the month of September and stated the Commission needed to appoint him as Zoning Enforcement Officer at the next Commission meeting.

7. **NEW APPLICATIONS:**

A. SPL #21-084 (Site Plan) Application of Charles E. Elias, P.E. (agent for Fullsent LLC), 433 Providence-New London Trpk., N. Stonington, CT 06359 for site plan review for the construction of (2) buildings, a 5000 sq. ft building to be used for marine related retail sales, and a 9935 sq. ft. warehouse for marine related materials with a caretaker apartment for an onsite caretaker on property located at Providence-New London Trpk. in the Highway Commercial Zone, Tax Map #112, Lots #1401/3691 **(Commission received on 10/07/21 & must act on or by 12/10/21)**

The application has been withdrawn and will be re-submitted at a later date.

B. SPP #21-088 (Excavation) Application of Ledyard Lewis, 273 Boombridge Road, N. Stonington, CT 06359 for the continued excavation & re-grading of existing agricultural land in order to expand & increase productivity of cropland & to create manageable farming areas. This is the continued operations associated with previously approved & since expired Special Permits #10-050 & #18-042 on property located on Anthony Road in an R80 Zone. Tax Map #124, Parcel #5167 **(Commission to receive on 10/07/21 & set for PH on or by 12/10/21)**

The Commission set the Public Hearing for SPP #21-088 for November 4, 2021.

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 09/02/21. The minutes of 09/02/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by P. Lewis, SECOND by E. Learned to adjourn the meeting at 8:30 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office