



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, DECEMBER 2, 2021 - 7:00pm

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

MINUTES APPROVED ~ DECEMBER 9, 2021

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, December 2, 2021 at 7:03 p.m.

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

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

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

2. **ADDITIONS TO THE AGENDA:** Election of Officers at the next Commission Meeting

3. **PUBLIC COMMENT:**

A. Atty. Jon Chase stated he submitted documentation to the Land Use Office for Zoning Enforcement and Revocation of Special Permit for 76 Norwich-Westerly Rd. Chairman Steinbrecher stated that it has been referred to the Commission Attorney. Atty. Chase submitted a copy of the Town of Stonington's Inland Wetlands Minutes of 09/02/21 stating that Atty. Avena is representing Jannat LLC in Stonington so there may be a conflict of interest.

B. Caleb & Amanda Bisset, Clarks Falls Rd., stated the interpretation of the excavation permit was confusing because he is clearing his land for a single-family residence and he is not moving any dirt off of his property and he stated the Commission may want to change the regulations to make them clearer. L. Steinbrecher stated that Mr. Bisset is welcome to put in a text amendment application for the Commission's review.

4. **PUBLIC HEARING:**

SPP #21-088 (Excavation) Application of Ledyard Lewis, 273 Boombridge Road, N. Stonington, CT 06359, c/o CMG Engineering Services, 67 Hall Rd., Sturbridge, MA 01560 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 R60 Zone. Tax Map #124, Parcel #5167 **NO ACTION NEEDED** (PH scheduled to open on 11/04/21; Commission received on 10/07/21 & Commission must act on or by 12/08/21) Extension Needed if PH is continued & does not close on or before 12/02/21)

5. **PLANNING ISSUES & DISCUSSION:**

A. On-line Permitting Process

N. Reichert stated in his memo to the Commission dated 11/30/21 that the Land Use Department and the Information Technology Department were requesting an appropriation from the North Stonington's American Rescue Plan Act of 2021 funds in the amount of \$7500 to pay for three years of funding of the software and services necessary to accept, approve and

process payments for online permits in the Land Use Department. N. Reichert stated that after the three year period an annual appropriation will need to be included in the Land Use Department's software budget. N. Reichert went over the permitting process that is in place now.

The Commission discussed and was receptive to the on-line permitting process but would also like to have the public still be able to obtain a permit in person if they chose to do so.

B. Review of Annual Report

N. Reichert briefly over the annual report with the Commission.

C. CT Legislative Zoning Changes Update

N. Reichert went over his project narrative memorandum of the state law changes for 2021 with the Commission and stated the changes necessitate action by the North Stonington Planning & Zoning Commission to update and amend the local zoning regulations.

The Commission also discussed the POCD update and N. Reichert stated we will be starting that process in January.

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

ZEO Activity Report/November

N. Reichert went over his activity report for the month of November and L. Steinbrecher updated the Commission on the solar project being proposed for the Providence-New London Turnpike area.

7. NEW APPLICATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS: None

10. REVIEW MINUTES:

Review minutes of Regular Meeting of 11/04/21. The minutes of 11/04/21 were accepted as submitted.

11. ADJOURNMENT:

MOTION by P. Lewis, SECOND by W. Wilkinson to adjourn the meeting at 9:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Land Use Office