



Town of
North Stonington, CT
PLANNING & ZONING COMMISSION

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2021 MAY 10 P 12: 04

THURSDAY, MAY 13, 2021 – 7:00 P.M.

TOWN CLERKS OFFICE
NORTH STONINGTON, CT

THE MEETING WILL BE HELD VIA ZOOM

Public will be able to Join the Zoom Meeting via the following link
<https://us02web.zoom.us/j/84407670814?pwd=TGRNOK9PNUI2S01IQIE0b1hvaktiZz09>
or public can call 1 646 558 8656, or use the Zoom App then enter Meeting ID: 844 0767 0814 Passcode: 094197. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comment.

AGENDA

1. **CALL MEETING TO ORDER:**
2. **ROLL CALL:**
3. **ADDITIONS TO THE AGENDA:**
4. **PUBLIC COMMENT:**
5. **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.

6. **PLANNING ISSUES & DISCUSSION:**
 - a. BOS request for a possible text amendment to add “Education Facility” as a permitted use in the R40 Zone.
 - b. 2023 POCD Planning
7. **SENIOR PLANNER & ZONING OFFICIAL’S REPORT/ISSUES:**
 - a. ZEO Activity Report/April
8. **NEW APPLICATIONS:**
9. **OLD BUSINESS:**
 - a. Possible new criteria to convert Seasonal Properties to Year-round
 - b. Silicon Ranch Solar Project Update

10. **NEW BUSINESS:**

11. **REVIEW MINUTES:** Review minutes of Regular Meeting of 04/08/21

12. **ADJOURNMENT:**

Louis E. Steinbrecher, Chairman



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, APRIL 8, 2021 - 7:00pm

VIA ZOOM

DRAFT MINUTES

RECEIVED
2021 APR 15 P 2:26
TOWN CLERKS OFFICE
NORTH STONINGTON CT

1. **CALL MEETING TO ORDER:** Chairman Louis Steinbrecher called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, April 8, 2021 at 7:00 p.m.

COMMISSIONERS PRESENT: Louis Steinbrecher, Chairman, Wayne Wilkinson, Vice-Chair, Pat Lewis, Secretary, (arrived at 7:05) Mark Leonard, and Ed Learned

COMMISSIONERS ABSENT: Jennifer Pensa (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 #21-028 (Site-Plan)** Application of Ms Beer Haven LLC, c/o Philipp Baumann, 622 Pendleton Hill Rd., N. Stonington, CT 06359 for site-plan approval for a proposed Farm Nano-Brewery Use to be located & operated within an existing Barn/Out-Bldg. on existing farm for Commercial Beer Sales only. No on-site consumption of beer proposed, on property located at 622 Pendleton Hill Rd in an R80 Zone. Tax Map #72, Lot #6436

Chairman Steinbrecher read the application into the record.

Seated: L. Steinbrecher, W. Wilkinson, P. Lewis, E. Learned, M. Leonard

Mr. Philipp Baumann was present for his continued application.

J. Hodge went over her review of the application and stated it complies with the regulations and is consistent with the POCD. P. Baumann is proposing a small farm-brewery (nano-brewery but only 50 barrels a year) with on-site beer sales but no on-site consumption of beer. There will be a small farm store as permitted in the regulations and will be housed in the existing barn along with the designated area for the production of beer. J. Hodge stated the applicant has submitted a complete application and plot plan prepared by a licensed structural engineer that contains all the necessary information to determine compliance with the regulations. The Commission members at their last meeting agreed to permit the submission of a Plot Plan instead of a standard site plan as the site is fully developed and no new structures are proposed.

J. Hodge stated a new 2,500g precast concrete holding tank is proposed to handle the wastewater from the brewery operation and the tank will be pumped every 8 week or as needed.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this application. The following person spoke:

Bob Carlson

MOTION by M. Leonard, SECOND by W. Wilkinson to approve SPL #21-028 (Site-Plan) Application of Ms Beer Haven LLC, c/o Philipp Baumann, 622 Pendleton Hill Rd., N. Stonington, CT 06359 for site-plan approval for a proposed Farm Nano-Brewery Use to be located & operated within an existing Barn/Out-Bldg. on existing farm for Commercial Beer Sales only. No on-site consumption of beer proposed, on property located at 622 Pendleton HI Rd in an R80 Zone. Tax Map #72, Lot #6436, MOTION CARRIED UNANIMOUSLY

B. 8-24 #21-032 (CT General Statute 8-24 Review), On behalf of the Board of Selectmen, Selectmen Michael Urgo requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: The Town is seeking to partner with Stand Up For Animals, a non-profit, who would build a facility of approximately 3,500 sq. ft. to house dogs & cats & the Town would maintain the property & pay utilities. The is property located at 163 Wintechog Hill Rd., Tax Map #93, Lot #6737 in an R-80 Zone.

Mike Urgo, 1st Selectman was present for this application and stated representatives from the non-profit Stand Up For Animals presented the idea of a building an animal shelter in North Stonington at a Board of Selectmen’s meeting. M. Urgo stated their non-profit is often in a situation where they cannot transport or adopt out animals from another State due to rules and regulations, and have been looking for a partner to find solutions to this. The Town currently uses Stonington’s animal shelter and has been looking for solutions to address the lack of an animal shelter in Town. M. Urgo stated they are proposing to build an approximately 3500 square foot building to house dogs and cats. The Town will maintain the property and pay utilities and our Animal Control Officer will handle her normal duties as there will be office space in the new facility.

The Commission asked questions pertaining to access, noise and if the abutting property owners had been notified.

M. Urgo stated they are coming before Planning & Zoning to be certain zoning will approve this before expending resources on the design and construction work. The Board of Selectmen have unanimously supported this initiative and this proposal will go to a Town meeting once more details are known.

Chairman Steinbrecher asked if there were any questions or comments from the public pertaining to this request. The following people spoke:

Brett Mastroanni
Bob Carlson
Shawn Murphy

MOTION y M. Leonard, SECOND by W. Wilkinson to approve 8-24 #21-032 (CT General Statute 8-24 Review), On behalf of the Board of Selectmen, Selectmen Michael Urgo requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: The Town is seeking to partner with Stand Up For Animals, a non-profit, who would build a facility of approximately 3,500 sq. ft. to house dogs & cats & the Town would maintain the property & pay utilities. The is property located at 163 Wintechog Hill Rd., Tax Map #93, Lot #6737 in an R-80 Zone for the following reasons:

-The existing facility at the Town Transfer Station is inadequate.

-It’s a good opportunity to partner with a non-profit in order to pay for the building and it is supported by the POCD.

-It will give our Animal Control Officer a home base and will keep our animals in Town.

MOTION CARRIED UNANIMOUSLY

5. **SENIOR PLANNER & ZONING OFFICIAL’S REPORT/ISSUES:** None
6. **PLANNING ISSUES & DISCUSSION:**

Outdoor Dining – J. Hodge stated that the Governor’s Order has been extended and several restaurants along Route 2 would like to keep their outdoor dining and she has been working with them to have them be able to continue it.

Solar Project on Providence-New London Turnpike – J. Hodge stated she is having a hard time finding a soil scientist to walk the property and write a report as they all seem to have a conflict of interest or don’t want to do it, but she will continue to work on that and she will be attending a site-walk for the Boombridge Road solar project on April 14th.

7. **NEW APPLICATIONS:** None

8. **OLD BUSINESS:** None

9. **NEW BUSINESS:**

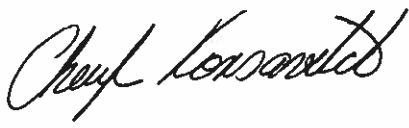
10. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 04/04/21. The minutes of 03/01/21 were accepted as submitted.

11. **ADJOURNMENT:**

MOTION by M. Leonard, SECOND by E. Learned to adjourn the meeting at 8:00 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,



Cheryl Konsavitch, Administrative Assistant
Land Use Office



Town of
North Stonington, Connecticut

May 4, 2021

To: Planning and Zoning Commission

The Board of Selectmen would like to request a text amendment to add educational facility as a permitted use in the R40 zone. With the potential sale of the former middle high school located at 298 Norwich Westerly Road and the Library deed restriction for educational use on the property, this permitted use would aid the Town in securing a buyer. The Education Center subcommittee has also discussed this text amendment and has asked the Board of Selectmen to pursue it through appropriate channels.

The Board of Selectmen will be available to answer any questions on this text amendment and looks forward to your discussion of the matter.

Sincerely,

Mike Urgo

First Selectman