



Town of North Stonington
Planning and Zoning Commission

Application for Commission Approval

Application Number: <u>21-057</u>	Receipt Date: <u>6/9/21</u>	Fee: <u>310</u>						
<input checked="" type="checkbox"/> SPL	<input type="checkbox"/> SPP	<input type="checkbox"/> MP	<input type="checkbox"/> TX/MP AM	<input type="checkbox"/> ZC	<input type="checkbox"/> CU	<input type="checkbox"/> EXP	<input type="checkbox"/> MOD SPL	<input type="checkbox"/> MOD SPP

Applicant Information:

Name: STEFANA PECHER
Mailing Address: 15 OLD HAMBURG RD., LYME CT 06371

Contact Info: Phone: 8603892697 E-mail: pechersm1@gmail.com

Owner of Record:

Name: STEFANA PECHER
Mailing Address: 15 OLD HAMBURG RD., LYME CT 06371

Contact Info: Phone: 8603892697 E-mail: pechersm1@gmail.com

Property Location: 402 Norwich Westbury Rd

Assessor Parcel Information:

Map: 101 Lot: 9200

Zoning District of Property: R80
R40 - R60 - R80 - C - HC - I - ED - RC

Restrictive Overlay Area: WSPO
N/A - VPO - WSPO - SUO - APOA
(See Chapter 7)

Specific Use as Listed under Specific Zoning District in Regulations:

ACTIVITY - Agrotourism - Agriculture

Detail of Use Requested: Converting existing barn/Farm stand to a more permanent farm store + small event Barn with occasional outdoor events / festivals. Add farm store use. Festivals 3 day with music 1x year. Parking at the Grange with bus by Joshua Kinosi - Veteran retreats - see narrative

6-8-2021

Date

Signature (Applicant)

6-8-2021

Date

Signature (Property Owner of Record)

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

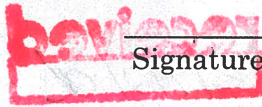
For Office Use Only: Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years from date of issuance as long as work has commenced)

Wetlands not to be affected by this application
Signature of IWC Chairman or WEO: [Signature] Date: 6-9-21

ZONING PERMIT (FOR OFFICE USE ONLY)

Site Plan Application # _____ is hereby certified to () comply () not comply with the Town of North Stonington Zoning regulations.

_____ Date

 _____ Signature (Zoning Enforcement Officer)

Conditions: _____

Site Plan Modification

Proposed modifications to approved site plans shall be submitted to the Zoning Enforcement Officer for review and such proposed modifications may be:

- a. approved by the Zoning Enforcement Officer if minor in nature; or
- b. submitted to the Commission for additional review if they propose major changes (i.e., additional building floor area, alteration of building location, access, drainage infrastructure, parking etc.)

Expiration

Any Site Plan application under which no work is commenced (a structural portion of a building has not been erected) within twelve (12) months from the date of approval, shall expire unless the Commission shall provide for a longer time period not to exceed twenty-four (24) months from the date of approval.

All work in connection with a site plan shall be completed within five (5) years after the date of approval of the plan and failure to complete all work within such five-year period shall result in automatic expiration of the approval of such site plan unless the Commission shall have granted an extension of the time to complete work in connection with such site plan.

The Commission may grant one (1) or more extensions of the time to complete all or part of the work in connection with the site plan provided the total extension or extensions shall not exceed ten (10) years from the date of approval of such site plan

Certificate of Zoning Compliance (As-built)

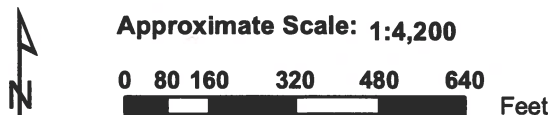
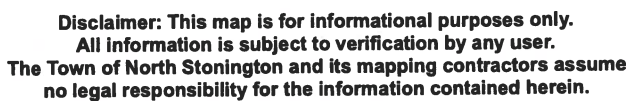
No building, structure, land or premises shall be occupied for use or converted to a new use until a certificate of zoning compliance has been issued by the Zoning Enforcement Officer or his designee. An application for a Certificate of Zoning Compliance shall be accompanied by plans and/or other information that comply with the requirements set forth on the Certificate of Zoning Compliance Check Sheet.

Surety

Any required surety/bond shall not be released by the Commission until:

- a. the release has been requested, in writing, by the applicant;
- b. the Town Engineer has submitted a letter stating that all required improvements have been satisfactorily completed and that all conditions and requirements of the Commission's approval have been satisfied; and
- c. the applicant's engineer or surveyor has certified to the Commission, through submission of a set of detailed "Record" plans on mylar, that all improvements and other work are in accordance with submitted site plans.

Address: 402 NRW WSTLY RD



Town of North Stonington

Geographic Information System (GIS)



Date Printed: 6/9/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of North Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 100 feet



402 Norwich Westerly Rd
North Stonington

**Better Together CT Inc.
402 Norwich Westerly Rd.
North Stonington, CT**

Existing Structures and Uses

Structures

- SFR – 2BR 1BA and chicken coop and storage sheds

Agricultural Uses

- Hemp and Vegetable crops
- Poultry
- Mini-Horses

Farm Store in existing Barn – 24' x 34' - Hours: 11a – 6p Sat/Sunday - 4 Parking spaces – paved; incl. 1 ADA Spot.

Activities/Agrotourism

- Touch Therapy with Mini-horses
- Story-time with local schools 1x week Thursdays
- Veteran Retreats 2-3x month (weather permitting) – Weekends (Tent camping optional) – up to 20ppl
- Community Garden
- Fundraising Events (Future 1-2x year)
- Farm-to-table dinners (Future 1-2x year)
- Vocational Training for Young Adults (agricultural)

Parking for Ag-tivities available in rear field area along gravel drive (See tax map)

Annual Hemp Festival:

- Max: 200ppl (Tickets Required – On-line and limited ticket sales at the door)
- Fri- Sunday – Activities 12p – 9pm **1 x Year**
- Music and Food Trucks and Vendors –
- Restrooms – Port-a-potties to be provided
- LLHD to inspect Food-trucks
- Attendees bussed in from Grange or other appropriate location – Joshua's Limousine
- Vendor parking indicated on Plot Plan

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	04		Average +10				
Stories	1.75		1 3/4 Stories				
Occupancy	01						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asphalt Shingl				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	6		6 Rooms				
Bath Style	01		Old Style				
Kitchen Style	01		Old Style				
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)							
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde Dp Rt Cnd %Cnd Apr Value
SHD1	SHED FRAME	L	160	9.00	1992		0 75 1,100
SHD1	SHED FRAME	L	128	9.00	2000		0 75 900
SHP1	WORK SHOP	L	364	19.00	2001		0 75 5,200
SHP5	W/IMPROV G	L	832	26.00	2001		0 75 16,200
SHD1	SHED FRAME	L	1,996	9.00	2011		0 75 13,500
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value	
BAS	First Floor	840	840	840	99.45	83,537	
FEP	Porch, Enclosed Finished	0	208	146	69.81	14,520	
FOP	Porch, Open, Finished	0	24	5	20.72	497	
TQS	Three Quarter Story	448	640	448	69.61	44,553	
UBM	Basement, Unfinished	0	360	72	19.89	7,160	
WDK	Deck, Wood	0	480	72	14.92	7,160	
Ttl. Gross Liv/Lease Area:				1,288	2,552	1,583	157,428

WDK

24

20

20

10

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18

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46

4

When recorded, return to

Avena: Kepple, LLC

P.O. Box 1445

Pawcatuck, CT 06379

60 2018 20979



Inst: 20979 Vol: 227 PG: 1047 pages: 3
Aug 20, 2018 02:43P North Stonington, CT

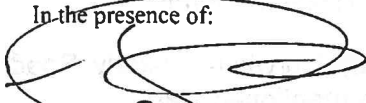
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, ERIC F. KALLEN and KATHIE L. KALLEN, both of North Stonington, Connecticut, for the consideration THREE HUNDRED SIXTY-THREE THOUSAND (\$363,000.00) DOLLARS paid, grant to STEFANA PECHER as SOLE OWNER with WARRANTY COVENANTS:

Those certain tracts or parcels of land, together with all buildings and improvements thereon, located in the, Town of North Stonington, County of New London, and State of Connecticut, more particularly described on Schedule A attached hereto and made a part hereof.

Signed and sealed by my hand this 20th day of August 2018

In the presence of:


_____, witness to both


_____, witness to both



ERIC F. KALLEN




KATHIE L. KALLEN

STATE OF CONNECTICUT

COUNTY OF NEW LONDON

Ss: 

On this the 20th day of August 2018, the undersigned officer, personally appeared ERIC F. KALLEN and KATHIE L. KALLEN whose names are subscribed to the within instrument and they acknowledged that they executed the same for the purposes therein contained, as their free act and deed.



Raymond Paul Kuhn
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
STATE \$ 2722.50
TOWN \$ 907.50
ANTOINETTE PANCARO
NORTH STONINGTON TOWN CLERK

SCHEDULE A

That certain piece or parcel of land with all of the buildings and improvements thereon located on the northeasterly side of Norwich-Westerly Road, a.k.a Connecticut Route 2 in the Town of North Stonington, County of New London, State of Connecticut and being shown as Parcel "B" on a 2 sheet plan set entitled "Lot Line Adjustment Plan Prepared for Kathie & Eric Kallen 408 Norwich-Westerly Road, Parcels #101-3955, 3956 & 9200 North Stonington, Connecticut, Scale 1" = 100', August 7, 2017" prepared by Cherenzia & Associates, Ltd., which plan was recorded on September 7, 2017, in the North Stonington Land Records and more particularly described as follows:

Beginning at the southwesterly corner of the herein described parcel at a point located on the northeasterly street line of Norwich-Westerly Road and common with lands now or formerly of The Town of North Stonington;

Thence North 42° 24' 38" West bounded southwesterly by the Norwich-Westerly Road for a distance of 387 feet more or less to a Connecticut Highway Bound;

Thence N 42° 54' 02" West bounded southwesterly by Norwich-Westerly Road for a distance of 80.73 feet to Parcel A as shown on the aforementioned plan;

Thence North 45° 29' 13" East bounded southeasterly by said Parcel A for a distance of 375.89 feet to a stonewall;

Thence North 41° 57' 21" West for a distance of 173.00 feet to a drill hole;

Thence North 45° 17' 24" East for a distance of 132.72 feet to a drill hole;

Thence North 58° 44' 19" West for a distance of 236.60 feet to a drill hole;

Thence North 71° 40' 12" West for a distance of 4.60 feet to a drill hole;

Thence North 50° 27' 23" West for a distance of 22.18 feet to a drill hole at the intersection of stonewalls and lands now or formerly of Curtis E. Moussie II and Katherine Marie Moussie;

The previously described 5 courses being along a stonewall and bounded by said Parcel A;

Thence northeasterly bounded northwesterly by said Moussie lands for a distance of 794 feet more or less to a drill hole and lands now or formerly of Amy Hauptman Baker;

Thence easterly bounded northerly by said Baker land for a distance of 467.8 feet more or less to a drill hole;

Thence continuing easterly for a distance of 59 feet more or less to the centerline of the Shunock River;

Thence meandering southeasterly along the centerline of the Shunock River bounded northeasterly partially by lands now or formerly of said Baker and partially by lands now or formerly of Michel D. Birkbeck for a distance of 1,160 feet more or less to lands now or formerly of the Town of North Stonington;

Thence northwesterly for a distance of 237.8 feet more or less;

Thence westerly for a distance of 692.4 feet more or less;

Thence southeasterly a distance of 887.4 feet more or less;

Thence westerly a distance of 472 feet more or less;

Thence southwesterly for a distance of 480.1 feet more or less to the point and place of beginning.

The previously described 5 courses being bounded by the North Stonington lands.

Containing in all 32.8 acres of land more or less.