

**TOWN OF NORTH STONINGTON
PLANNING, DEVELOPMENT & ZONING OFFICIAL
MONTHLY ACTIVITY REPORT
April 2021**

SITE VISITS/ INSPECTIONS:

Ongoing drive-by monitoring – 366 Pendleton Hill and 122 Mystic Rd.

- 04/01/2021 SFR Review Site Visit – 215 N W Corner Rd.
- 04/04/2021 SFR Review Site Visit – 169 Anna Farm
- 04/06/2021 DB re-inspection 32 Kingswood – Junk & Debris
- 04/14/2021 SFR Review Site Visit – 108 Wyassup Lake Rd.
Site Visit - 227 Boombridge - Solar Project - Pre con meeting
Complaint Response Holly Lane
- 04/23/2021 Site Walk W/ B. Russo (CLA)– SR Solar Project site Prov. NL Tpke.
- 04/26/2021 Site Inspection- 421L Wyassup
SFR Review Site Visit – 301 Wyassup
As-Built Inspection 44Q Wyassup
- 04/29/2021 Site Inspection w/ Atty. Avena & W. Berardi: 472 Pendleton Hill - Colechia

ENFORCEMENT ACTIONS:

4/28/2021	NOV	273 Pendleton Hill Rd	Unpermitted Structure & Activity
4/13/2021	STOP WORK	75 Frontage Rd	Issued by Building Official for Building without a permit – allowed to resume 4/20

- 27 Jeremy Hill Rd – Heard from Bliven’s Attorney about NOV. Claims historic use.
- 272 Pendleton Hill: Atty. Avena to contact Colechia’s Attorney: Inspected w/ Avena and W. Berardi on 4/29. Some improvement. At least 2 sheds removed and both junk cars. Mr. Colechia will provide a sketch of what he plans to do with the remaining cargo containers.
- 35 Wintechog: Metcalf – Court “appearance” re-scheduled for 3/30/21 – Inspected 3/25. Considering allowing life use of property for the business provided the apartment is brought up to

DATE R’VD	PERMIT #	ADDRESS	TYPE	DETAIL
4/5/2021	21-031	222 Wyassup Rd	SFR	2,600 sf House
4/5/2021	21-032	163 Wintechog Hill	8-24 Request	Animal Shelter
4/5/2021	21-033	368 N W Corner Rd	ACC	Shed
4/6/2021	21-034	5 Rhonda Ln.	ACC	Replace existing deck
4/6/2021	21-035	64 Jeremy Hill Rd.	SFR	2,480sf House
4/7/2021	21-036	1 Wyassup Rd..	ZP-SI	Sign – No. Sto. Historical Soc.
4/9/2021	21-037	828 Pendleton Hill Rd	ACC	ABG Pool
4/12/2021	21-038	106 Miller Rd.	ACC	Equipment Shed
4/13/2021	21-039	68 Chester Maine Rd.	ACC	Barn
4/13/2021	21-040	3A Pinecrest Rd.	ACC	ABG Pool
4/14/2021	21-041	25 Hangman Hill Rd.	ACC	Enclose existing porch
4/19/2021	21-042	356 N W Corner Rd	ACC	Horse Barn
4/22/2021	21-043	465 N W Corner Rd	ACC	ABG Pool
4/23/2021	21-044	301 Wyassup Rd.	SFR	2,880sf House & Garage
4/28/2021	21-045	57 Cedars Rd.	ACC	Deck
4/30/2021	21-046	478 Pendleton Hill Rd	ACC	Addition

code.

- 366 Pendleton Hill: Dumpster on property. Some improvement...though slow going
- 16 Ledgen Wood: Sent C&D – Spoke with owner about property consolidation. In the meantime, activity continues. Asked D. DelGrosso to do site visit to assess structures. Got update from owner re: title search process.
- Midnight Oil – need to get him in for a hearing or decide not to enforce.

ADMINISTRATIVE APPLICATION and SITE PLAN REVIEWS:

TX AM #21-015 (Text Amendment) Application of North Stonington Business Park, LLC, c/o Salvatore E. Cherenzia, IV, requesting a text amendment to allow by Site Plan approval in the Highway Commercial Zoning District, the uses of Recreational Campground, Recreation Facility Indoor & Outdoor & Recreational Vehicle Park, Luxury on parcels containing a minimum lot size of 50 acres. **APPROVED**

SPL #21-028 (Site-Plan) Application of Ms. Beer Haven LLC, 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. **APPROVED**

ZONING BOARD OF APPEALS:

ZBA Application #21-001 (Variance) For a matter involving property owned by Watch Hill Builders, LLC, Jeremy HI Rd. in an R60 Zone. Tax Map #115, Lot #4798. Applicant is requesting a variance of Section 402.2 (MBA Requirements) and Section 402.3 (Shape & Location), to subdivide the property into 2 lots- one of which requires relief due to the proliferation of wetlands on the property. **Hearing scheduled for 5/18/21**

CERTIFICATE OF ZONING COMPLIANCE:

04/27/2021 SFR#18-066 - 44Q Wyassup Lake Rd.

MEETINGS/MISCELLANEOUS

Weekly Meetings w/ Mike Urgo to check in (Mon & Wed)

04/01/2021 Meeting w/ Peter Gardner re: SFR Applications

04/01/2021 Meeting M.Urgo; S. Alexander (SCCOG); Bob Congdon (WUCC); E. Mcphee & L. Mathieu (DPH); Bob Boissevain (WPCA), G. Stevens (DEEP) re: Well sign-off 76 Norwich Westerly Rd. and general discussion re: regional water supply

04/01/2021 All board commission chair meeting and area non-profits (re: funding opp)

04/01/2021 PZC Meeting

04/05/2021 TOWN MEETING

04/06/2021 EDC Meeting

04/07/2021 Meeting with D. Seager re: Historical Society Sign

04/07/2021 Leadership meeting w/ M. Urgo & C. Dias

04/08/2021 PZC Meeting

04/12/2021 HFC Meeting

04/14/2021 Meeting w/ CLA, Clean Skies and Horton Electric Reps for Boombridge Solar Project – Site Walk

04/14/2021 IWWC Meeting

04/14/2021 NSAHC **Special Meeting**

04/15/2021 CC Special Meeting - **CANCELLED**

04/19/2021 **BUDGET HEARING**

04/20/2021 EDC Meeting -**CANCELLED**

- 04/21/2021** **Advance CT Partners Meeting**
- 04/21/2021 Leadership meeting w/ M. Urgo, and C. Dias
- 04/21/2021** Meeting w/ M. Urgo and Adam Wood and partners re: the feasibility of a commercial project in the EDD Zone
- 04/22/2021** **CC Special Meeting**
- 04/23/2021** Meeting with owners of 350C Cossaduck about additional housing unit on property
- 04/23/2021** Site walk w/ B. Russo of CLA and SR Engineer – SR Solar Project
- 04/26/2021** Meeting w/Charlie Elias & Wayne Berardi re: Falk Site Plan (HC District)
- 04/26/2021** **EDC Event**
- 04/27/2021** Meeting w/ Attorneys from CIRMA – Ward Deposition Prep.
- 04/27/2021** **BOS Meeting**
- 04/28/2021 Leadership meeting w/ M. Urgo, and C. Dias
- 04/28/2021** **NSAHC Meeting**
- 04/29/2021** Deposition: Ward Case
- 04/29/2021 Grants meeting w/ M. Urgo, C. Russell and C. Dias
- 04/29/2021** **WPCA Meeting**

Other:

- Working on SHPO Survey and Planning Grant & Historic restoration Fund Grant w/ C. Russell
- Revising land Use Classifications for property cards – due to switch from Vision to eQuality
- Submitted article to Spring Quartely
- Research on Seasonal vs Year-round use criteria
- Updating Business List and monthly permit reports
- Housing Plan edits & discussions with A. Kennedy (SCCOG)
- Dealing with LLHD concerns (Tin Peddler in particular)
- Preparing for Ward Deposition
- Preparing for Public Hearing for SR Solar Project – submitted 2 letters – lots of research for this.
- **Note Pending: [PETITION NO. 1443](#) - SR North Stonington, LLC petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed construction, maintenance and operation of a 9.9-megawatt AC solar photovoltaic electric generating facility on five parcels located north and south of Providence New London Turnpike (State Route 184), west of Boombridge Road and north of Interstate 95 in North Stonington, Connecticut, and associated electrical interconnection.**
- Review Affordability Plan for 343 Norwich Westerly rd. w/ R. Avena
- Continued work on water/sewer utility expansion process and update of WPCA 1994 Plan
- Assisting CC with Kayak Trail map and sign

Property Needs from Advance CT:

SEQ# 014 - 2021	Ansonia, New Britain, Derby, Hartford, Bridgeport, Bristol, Windham, Torrington, Sprague, Norwich, East Hartford, Montville, Griswold, Voluntown, East Haven, Winchester, Meriden, New Haven, Putnam, Preston, West Haven, Stratford, Chaplin	Looking for 8-80 acres for Solar Farm. 3Phase electric close by. Lease or Purchase Gravel banks, capped landfills work.	Norman B. Peck, III Pequot Commercial npeck@pequotcommercial.com (860) 447-9570 ext 133
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Permit Totals YTD:

Month	Square Feet	Construction Cost	Total Building Fees	Total Land Use Fees	State Fee	Net
July	32,045	\$ 7,635,923.00	\$ 68,419.00	\$ 710.00	\$ 348.00	\$ 362.00
August	33,122	\$ 1,070,805.99	\$ 8,504.22	\$ 1,325.00	\$ 522.00	\$ 803.00
September	18,756	\$ 695,826.07	\$ 6,116.00	\$ 1,550.00	\$ 348.00	\$ 1,202.00
October	11,586	\$ 5,399,115.03	\$ 48,297.26	\$ 990.00	\$ 464.00	\$ 526.00
November	69,615	\$ 913,989.08	\$ 7,996.00	\$ 915.00	\$ 232.00	\$ 683.00
December	89,938	\$ 1,904,888.95	\$ 16,904.00	\$ 1,288.00	\$ 232.00	\$ 1,056.00
January	47,992	\$ 1,246,472.00	\$ 11,002.00	\$ 380.00	\$ 174.00	\$ 206.00
February	14,335	\$ 1,817,464.83	\$ 16,175.00	\$ 2,000.00	\$ 464.00	\$ 1,536.00
March	19,074	\$ 1,565,729.40	\$ 13,896.00	\$ 2,035.00	\$ 638.00	\$ 1,397.00
April	36,536	\$ 788,043.00	\$ 7,514.00	\$ 2,110.00	\$ 812.00	\$ 1,298.00
May						\$ -
June						\$ -
Total	372,999	\$ 23,038,257.35	\$ 204,823.48	\$ 13,303.00	\$ 4,234.00	\$ 9,069.00

FY 20/21	Total Est. Value New Construction	Commercial Solar	Residential Solar
July	\$ 286,000.00	\$ 7,000,000.00	
August	\$ 618,759.00		
September	\$ 303,550.00		
October	\$ 497,957.00	\$ 4,593,473.30	
November	\$ 410,416.00		
December	\$ 1,650,824.00		
January	\$ 828,000.00		
February	\$ 349,281.00	\$ 1,178,000.00	
March	\$ 1,286,300.00		
April	\$ 293,600.00		
May			
June			
Total	\$ 6,524,687.00	\$ 12,771,473.30	\$ 1,415,905.00

	Square Feet	Construction Cost	Total Building Fees	Total Land Use Fees
YTD FYE 2021	\$ 372,999.00	\$ 23,038,257.35	\$ 204,823.48	\$ 13,303.00
FYE 2020	\$ 142,164.00	\$ 9,004,960.07	\$ 72,165.66	\$ 13,250.00
SFR	Approved	Completed		
	12	9		
Businesses	New (Redev)	New (New Const.)	Expansion	HO
	10	3	2	1
Text Amendment/Map Amendment				
Feb-21	Add Recreational Uses in HC Zone			