



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, NOVEMBER 9, 2023 - 7:00pm

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

MINUTES

1. CALL MEETING TO ORDER: Chairman Ed Learned called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, November 9, 2023, at 7:00 p.m.

COMMISSIONERS PRESENT: Ed Learned, Chairman, Pat Lewis, Vice Chair, Mark Leonard, Secretary and Wayne Wilkinson (7:02 p.m.)

COMMISSIONERS ABSENT: Robert Kappes (Alternate)

STAFF PRESENT: Administrative Assistant Cheryl Konsavitch and Robert Avena, Town Attorney

2. ADDITIONS TO THE AGENDA: None

3. PUBLIC COMMENT: None

4. COMMISSION REVIEW:

A. GS 8-24 #23-081 (CT General Statute 8-24 Review), On behalf of the Board of Selectmen, Selectman Robert Carlson requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: Shall the Town of North Stonington lease the property off Wintechog Hill for Affordable Housing. The property is located at Wintechog Hill Road in an R-80 Zone & the parcels affected are: The entire parcel of Tax Map #93, Lot #6737, & partial acreage of Tax Map #93, Lot #2332 & Tax Map #100, Lot #0002

M. Leonard read the application into the record.

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

1st Selectman Robert Carlson went over the application and stated the Selectmen are only asking the Planning & Zoning Commission if they should lease the property off Wintechog Hill for Affordable Housing.

Chairman Learned asked if there was anyone from the public who had questions or comments pertaining to this application. The following people spoke:

Shawn Muphy – 23 Kingswood
Mary Ann Ricker – KNSA President
Winona Berdine – 216 Cossaduck HI

Brian Rathbun – 263 Grindstone HI
Nicole Porter, Selectwoman – 44 Pinecrest
Anne Nalwalk – 188 N W Corner
Jerome Ochs – 167D Wintechog HI
Ben Buehler – 350C Cossaduck HI
Mary Cooper – 421N Wyassup
Brett Mastroianni, Selectman – 115 Hangman HI
Carl Johnston – 8B Reutemann
Bill Ricker – 421A Wyassup
Judy Main – 209 Norwich Westerly
Adam Vernott – 166 Wintechog HI
Meredith Vernott – 166 Wintechog HI

The Commission discussed the landfill abutting the property and the quality of the water, the need for someday possibly using the land on Wintechog for a future public service building or the possibility of the Eastern Pequots someday gaining federal recognition.

MOTION by M. Leonard, SECOND by W. Wilkinson to APPROVE GS 8-24 #23-081 (CT General Statute 8-24 Review), On behalf of the Board of Selectmen, Selectman Robert Carlson requesting Planning & Zoning Commission review, in accordance with CGS 8-24, on the following item: Shall the Town of North Stonington lease the property off Wintechog Hill for Affordable Housing. The property is located at Wintechog Hill Road in an R-80 Zone & the parcels affected are: The entire parcel of Tax Map #93, Lot #6737, & partial acreage of Tax Map #93, Lot #2332 & Tax Map #100, Lot #0002.

The request failed.

In Favor – W. Wilkinson
Against – E. Learned, P. Lewis
Abstain – M. Leonard

B. SPL #23-063 (Site Plan) Application of 24 Norwest, LLC c/o Bruce Kelley, 1744 Ellington Road, South Windsor, CT 06074 for Self-Storage within the Economic Development Frontage Overlay Zone. The site will contain (5) storage buildings of varying sizes & will provide driveway access off Frontage Road (15 Frontage Road, on property located at 24 Norwich-Westerly Road in an EDFO Zone. Tax Map #122, Lot #3397. *(Commission review scheduled for 10/12/23 & continued to 11/09/23; received on 09/14/23 & Commission must act on or by 11/18/23)*

M. Leonard read the application into the record.

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

Tony Nenna of On-Site Engineering and Bruce Kelley were present for this application.

T. Nenna stated the application was continued from last month as the Commission was waiting on final review comments from Tom Cummings, PE of CLA Engineers. T. Cummings stated in his letter that he has reviewed the plans and supporting material and finds that his previous comments have been satisfactorily addressed and the bond estimates are satisfactory.

The Commission had questions pertaining to the landscaping and signage to make sure access is not allowed from Norwich-Westerly Road.

MOTION by M. Leonard, SECOND by P. Lewis to APPROVE SPL #23-063 (Site Plan) Application of 24 Norwest, LLC c/o Bruce Kelley, 1744 Ellington Road, South Windsor, CT 06074 for Self-Storage within the Economic Development Frontage Overlay Zone. The site will contain (5) storage buildings of varying sizes & will provide driveway access off Frontage Road (15 Frontage Road), on property located at 24 Norwich-Westerly Road in an EDFO Zone. Tax Map #122, Lot #3397 with bonding in the amount of \$21,110 for Erosion & Control estimate and \$169,250 for the Stormwater Management Facility estimate. MOTION CARRIED UNANIMOUSLY

C. SUB #23-054 (Subdivision) Application of Shane J. Pollock, 101 Mackin Drive, Griswold, CT 06351 for a 3-Lot Subdivision of land located at 51 Anna Farm Road West in an R-80 Zone. Tax Map #25, Lot #7807 (**NO ACTION NEEDED**; *Commission reviewed on 09/14/23, received on 08/10/23; 35-Day extension requested from 10/14/23 to 11/18/23 & additional 30 day extension granted to 12/18/23 & Commission must act on or by 12/18/23*)

5. PUBLIC HEARING:

A. RE-SUB #23-067 (8-30g Re- Subdivision) Application of Dieter & Gardner, Inc., PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Application per CT Gen. Stats. 8-30g for a 6-lot re-subdivision (**4 new lots, 2 existing**) of land on property located at 156 & 158 Norwich-Westerly Road in an R-40 Zone. Tax Map #116/117, Parcel #0929/9748 (**Commission received on 10/12/23 & must set for PH on or by 12/16/23**)

M. Leonard read the application into the record.

Seated: E. Learned, M. Leonard, W. Wilkinson (P. Lewis recused)

Peter Gardner, Land Surveyor, was present for this application representing the applicant.

P. Gardner went over the site-plan and stated this proposal is for an 8-30g 6 lot re-subdivision. P. Gardner stated he included in the application packet, the Affordability Plan, a letter from the soil scientist, Dexter Miller, Ledge Light Health District review, a letter from the Fire Chief, Charles Steinhart stating he had no concerns with this project, and his only comment was to ensure all home addresses are clearly marked on the road and on the homes.

Atty. Avena asked questions pertaining to the drainage and stated he has received the Affordability Plan but needs a little more time to finish reviewing it but he does not anticipate any issues with it.

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

Nicole Porter, Selectwoman

Chairman Learned asked if there was anyone from the public speaking in favor of the application. There were none.

Chairman Learned asked if there was anyone from the public speaking against this application. There were none.

MOTION by M. Leonard, SECOND by W. Wilkinson to close the public hearing on RE-SUB #23-067. MOTION CARRIED UNANIMOUSLY

B. TX AM #23-060 (Text Amendment) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”. **(NO ACTION NEEDED); PH opened on 10/12/23 & extension to continue to 12/14/23; Commission received on 09/14/23; & PH must close on or by 12/14/23)**

6. PENDING APPLICATIONS:

A. RE-SUB #23-067 (8-30g Re- Subdivision) Application of Dieter & Gardner, Inc., PO Box 335, Gales Ferry, CT 06335 for an Affordable Housing Application per CT Gen. Stats. 8-30g for a 6-lot re-subdivision **(4 new lots, 2 existing)** of land on property located at 156 & 158 Norwich-Westerly Road in an R-40 Zone. Tax Map #116/117, Parcel #0929/9748 **(No Action Needed)**

B. TX AM #23-060 (Text Amendment) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” & “distilled spirits”. **(No Action Needed)**

7. PLANNING ISSUES & DISCUSSION: None

8. SENIOR PLANNER & ZONING OFFICIAL’S REPORTS/ISSUES: ZEO Activity Report

9. NEW APPLICATIONS:

SPL #23-078 8-30g (Site Plan) Application of Garden Homes Management Corporation, 29 Knapp Street, PO Box 4401, Stamford, CT 06907 to remove 3 RVs and replace with (3) mobile homes per CGS 8-30g Affordable Housing Act in an R-40 Zone. Tax Map #120, Lot #8227. **(Commission to receive on 11/09/23 & must act on or by 01/13/24)**

The Commission set the review of SPL #23-078 for December 14, 2023

10. OLD BUSINESS: None

11. NEW BUSINESS: None

12. REVIEW MINUTES:

Review minutes of Regular Meeting of 10/12/23 – The minutes of 10/12/23 were accepted as written.

13. ADJOURNMENT:

MOTION by M. Leonard, SECOND by W. Wilkinson to adjourn the meeting at 8:33 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch,
Administrative Assistant, Land Use Office