



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, JULY 6, 2006 – 7:00 P.M.

**NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359**

AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. PUBLIC HEARINGS:

A. RE-SUB #06-085, SPEC #06-086 & SPEC-APZ #06-088 (*Shunock River Estates II*) Application of Joseph Mascaro, Raymond Trebisacci, Stephen Reck & Steven Bossie, 53 Oshwigochie Hills Road, Niantic, CT 06357 for a Special Permit Re-Subdivision with proposed Stormwater retention basins in the Aquifer Protection Zone. The proposal is for a 12-lot re-subdivision of property using development flexibility under Section 510, located behind 126 Babcock Road, one mile east on Babcock Road from the intersection of Wyassup Road and Babcock Road. The property is located on the South side of Babcock Road. Tax Map #110/2742, Lot #31/8197. The Public Hearings for these applications will be heard concurrently. (*PH set for 7/06/06; Received on 5/04/06 & PH must close on or by 8/08/06*)

B. SUB #06-112 (*Howard 2-Lot Subdivision*) Application of Eric Howard, Box 66A, Billings Lake Road, North Stonington, CT 06359 for a 2-lot subdivision on property located at 53 Reutemann Road, approximately 3,200 feet past the intersection of Wyassup Road on the northern side of the street, North Stonington, CT 06359. Tax Map #102/2742, Lot #07/4849 (*PH set for 7/06/06; Received on 6/01/06 & PH must close on or by 8/08/06*)

C. SPEC #06-038 (*Special Permit*) Application of the North Stonington Little League Association, Inc., c/o Jacques Parenteau, P.O. Box 419, North Stonington, CT 06359 to construct a Little League complex with associated site improvements. Property located on Swantown Hill Road,

approximately 1 mile from Norwich-Westerly Road (Rt. 2) on the north side of Swantown Hill Road, North Stonington, CT 06359. Tax Map #77/2723, Lot #64/2993A (**NO ACTION NEEDED**; *PH continued to 7/20/06; opened on 5/04/06 & continued to 6/01/06 & 7/20/06; Received on 4/06/06 & PH must close on or by 7/20/06*)

D. SUB #06-118 (Cooper Subdivision) Application of Richard Cooper, 58 Wintechog Hill Road, North Stonington, CT 06359 for a 2-lot Subdivision on property located at 58 Wintechog Hill Road, approximately 2000 feet west of Mains Crossing Road & Wintechog Hill Road, on the north side of Wintechog Hill Road. Tax Map #100/2722, Lot #96/3711. (**NO ACTION NEEDED**; *PH set for 7/20/06; Received on 6/07/06 & PH must close on or by 8/22/06*)

E. SUB #06-115, SPEC #06-116 (Lime Kiln Woods) Application of Amos Lake Development, L.L.C., 3416 Bargaintown Road, Egg Harbor Township, NJ 08234 for Special Permit Subdivision. The proposal is for an 11-lot subdivision of property using development flexibility under Section 510. The property is located on the easterly & westerly sides of Hollowell Road and on the southwesterly side of Northwest Corner Road at the intersection of the southeasterly line of Hollowell Road with the Southwesterly line of Northwest Corner Road, North Stonington, CT 06359. Tax Map #32/2714, 2715, Lot #50/68, 1546, 1546A, 4376, 4376A
(**NO ACTION NEEDED**; *Received on 6/08/06 & PH must close on or by 9/05/06*)

6. COMMISSION REVIEW:

Commission to act on expiration of North Stonington Inn Hotel Site-Plan that expired on June 18, 2006 (*See #14 in correspondence*)

7. PENDING APPLICATIONS:

A. SPEC #06-055 (Special Permit) Application of Old Haven Associates, L.L.C., c/o Alix Stanley, 17 Whitney Road, Mystic, CT 06355 for a 1-lot residential subdivision utilizing development flexibility, per Section 510 of the Zoning Regulations on property located on the north of the intersection of Route 2 and Cossaduck Hill Road. Including 637' of frontage on Route 2, starting 800' west of the intersection and 7,884' of frontage on Cossaduck Hill Road starting 600' north of the intersection. Tax Map #56, 68-69, 77-78, 85-86, Lot # 2027 & 7197.
(*PH closed on 6/08/06; Received on 4/06/06 & Commission must act on or by 8/10/06*)

B. SUB #06-056 (Old Haven Associates, L.L.C.) Application of Old Haven Associates, L.L.C., c/o Alix Stanley, 17 Whitney Road, Mystic, CT 06355 for a 1-lot subdivision on property located on the north of the intersection of Route 2 and Cossaduck Hill Road. Including 637' of frontage on Route 2, starting 800' west of the intersection and 7,884' of frontage on Cossaduck Hill Road starting 600' north of the intersection. Tax Map #56, 68-69, 77-78, 85-86, Lot # 2027 & 7197.
(*PH closed on 6/08/06; Received on 4/06/06 & Commission must act on or by 8/10/06*)

8. NEW APPLICATIONS:

9. SENIOR PLANNING & ZONING OFFICIAL'S REPORT/ISSUES:

ZEO Report/June

10. NEW BUSINESS:

11. OLD BUSINESS:

12. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

The next Planning & Zoning Ad-Hoc Committee meeting is scheduled for July 27, 2006 at 6:00 p.m. at the New Town Hall, Conference Room

B. NEMO Task Force Update

13. CORRESPONDENCE:

14. REVIEW MINUTES:

Review minutes of Regular Meeting of 6/08/06 and Special Meeting of 6/15/06.

15. ADJOURNMENT:

G. Russell Stewart, III, Chairman
Planning & Zoning Commission