



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, JULY 20, 2006 – 7:00 P.M.

**NORTH STONINGTON ELEMENTARY SCHOOL
MULTI-PURPOSE ROOM
311 NORWICH-WESTERLY ROAD
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. 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. (*PH set for 7/20/06; Received on 6/07/06 & PH must close on or by 8/22/06*)

B. 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 (*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*)

C. 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 (**NO ACTION NEEDED;** *PH opened on 7/06/06 & continued to 8/03/06; Received on 6/01/06 & PH must close on or by 8/08/06*)

D. 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; PH set for 8/03/06; Received on 6/08/06 & PH must close on or by 9/05/06)

E. 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 opened on 7/06/06 & continued to 8/10/06; Received on 5/04/06 & PH must close on or by 8/08/06)*

6. COMMISSION REVIEW:

IBL #06-131 (*Interior Building Lot*) Application of Karen Stanley/Melissa & John Miner, 304 Pendleton Hill Road, North Stonington, CT 06359 for an Interior Building Lot on property located at 304 Pendleton Hill Road. Tax Map #103/2742, Lot # 84/4755

(Commission Review set for 8/10/06; Received on 7/06/06 & Commission must act on or by 9/07/06)

7. PENDING APPLICATIONS:

8. NEW APPLICATIONS:

RC #06-137 (*Regulation Change*) Application of the North Stonington Planning & Zoning Commission, New Town Hall, 40 Main Street, North Stonington, CT 06359 to delete Section 611.1 pertaining to Interior Building Lots & 710 pertaining to Mobile Home Parks. To remove, modify & replace Section 728 pertaining to Accessory Apartments. Modify Section 403.1, Table of Use Regulations of the Zoning Regulations. *(Receive on 7/20/06 & Commission to set for PH as their schedule permits)*

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

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 7/06/06

15. ADJOURNMENT:

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