



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, JUNE 1, 2006 – 7:00 PM

New Town Hall
Conference Room
40 Main Street
North Stonington, CT 06359

Minutes Approved ~ June 8, 2006

1. **CALL MEETING TO ORDER:** Chairman G. Russell Stewart, III called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, June 1, 2006 at 7:02 p.m. in the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: G. Russell Stewart, III, Chairman, Vilma J. Gregoropoulos, Vice-Chairman, Anne H. Nalwalk (7:08 p.m.), Elaine Boissevain and Alternate Members Susan Grufstedt (7:11 p.m.) and Duncan Schweitzer

COMMISSIONERS ABSENT: Louis E. Steinbrecher, Secretary and Alternate Member Charles Elias

STAFF PRESENT: Sr. Planner & Zoning Official Craig Grimord and Administrative Assistant Cheryl Konsavitch

2. **ADDITIONS TO THE AGENDA:**

MOTION by V. Gregoropoulos, **SECOND** by D. Schweitzer to amend the agenda to add under New Business a resignation letter the Commission will be receiving from Charles Elias.

3. **PUBLIC COMMENT:** None

4. **PUBLIC HEARINGS:**

A. 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 opened on 5/04/06 &*

continued to 6/01/06; Received on 4/06/06 & PH must close on or by 6/06/06) The applicant has requested an extension on this application as their revised plans were not submitted in time for the 6/01/06 PH)

Vice-Chairman Gregoropoulos read the application into the record.

Seated: R. Stewart, D. Schweitzer seated for E. Boissevain, V. Gregoropoulos, A. Nalwalk

ZEO Grimord gave a brief overview of the application and stated the applicant has requested an extension.

Vice-Chairman Gregoropoulos read the extension request into the record.

MOTION by V. Gregoropoulos, SECOND by D. Schweitzer to accept the extension letter and continue the Public Hearing on SPEC #06-038 to 7/20/06. MOTION CARRIED UNANIMOUSLY.

B. RE-SUB #06-061 (Re-subdivision) Application of Samantha L. Storey, 149 Mystic Road, North Stonington, CT 06359 for a 2-lot re-subdivision on property located on the west side of Jeremy Hill Road, approximately 1,200 feet south of Mystic Road. Tax Map #107/2722, Lot #90/7907
(PH opened on 5/11/06 & continued to 6/01/06; Received on 4/13/06 & PH must close on or by 6/13/06)
The applicant has requested an extension on this application to 6/08/06, as their revised plans were not submitted in time for the 6/01/06 PH.

Vice-Chairman Gregoropoulos read the application into the record.

The applicant has submitted a letter requesting a continuance of their application.

Vice-Chairman Gregoropoulos read the applicant's continuance request into the record.

MOTION by D. Schweitzer, SECOND by V. Gregoropoulos to continue the Public Hearing on RE-SUB #06-061 to 6/08/06. MOTION CARRIED UNANIMOUSLY.

C. 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.
(NO ACTION NEEDED; PH opened on 5/11/06 & continued to 6/08/06; Received on 4/06/06 & PH must close on or by 6/13/06)

D. 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.
(NO ACTION NEEDED; PH opened on 5/11/06 & continued to 6/08/06; Received on 4/06/06 & PH must close on or by 6/13/06)

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. (**NO ACTION NEEDED; PH set for 7/06/06; Received on 5/04/06 & PH must close on or by 8/08/06**)

Vice-Chairman Gregoropoulos read items C-E and stated no action was needed on these applications at this time.

5. **COMMISSION REVIEW:** None

6. **PENDING APPLICATIONS:** None

7. **NEW APPLICATIONS:** None

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

ZEO Report/May

ZEO Grimord went over his enforcement report for the month of May and enforcement letters that the Commission had in their correspondence.

9. **NEW BUSINESS:**

Alternate Member Charles Elias resignation.

Chairman Stewart stated he received a phone call from Mr. Elias stating that he is very busy at work and he will not be able to retain his alternate seat on the Planning & Zoning Commission. Mr. Elias stated that he will follow-up with a letter so the Commission can act accordingly.

MOTION by A. Nalwalk, SECOND by V. Gregoropoulos that upon receiving Charles Elias's resignation letter the appropriate steps in choosing a replacement of the same party will be taken. MOTION CARRIED UNANIMOUSLY.

10. **OLD BUSINESS:**

Vice-Chairman Gregoropoulos asked if our contracted planner is looking at the regulations and to see if there are any unintended consequences that he may find.

The Commission discussed having Glenn Chalder of Planimetrics look over the Film Studio regulations. Chairman Stewart stated he would put together a letter for the Commission to look at to send to Mr. Chalder.

11. **PLANNING ISSUES & DISCUSSION:**

A. Ad-Hoc Committee

First meeting of the Ad-Hoc Committee scheduled for June 22, 2006 at 6:00 p.m.

B. NEMO Task Force Update

Continued Roles and Responsibilities for Land Use Commissions Workshop with NEMO scheduled for Monday, May 22, 2006 at 7:00 p.m. at the North Stonington Elementary School, Media Center.

This workshop covers the enabling legislation of local land use boards, what they are required to do, and what they are able to do and looks at case law. This is critical for novice and experienced commissioners alike, and always generates a lot of discussion.

Chairman Gregoropoulos gave a brief overview of the Commission's site-walk to Jordan Cove in Waterford to look at Stormwater Management Practices.

12. CORRESPONDENCE:

The Commission went over the correspondence in their folders.

13. REVIEW MINUTES:

Review minutes of Regular & Workshop Meeting of 5/11/06.

MOTION by V. Gregoropoulos, SECOND by A. Nalwalk to approve the Regular and Workshop Meeting minutes of 5/11/06 with the necessary corrections. MOTION CARRIED UNANIMOUSLY.

14. ADJOURNMENT:

MOTION by V. Gregoropoulos, SECOND by A. Nalwalk to adjourn the meeting at 8:33 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office