



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 3, 2006 – 7:00 PM

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

Minutes Approved ~ August 10, 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, August 3, 2006 at 7:04 p.m. in the New Town Hall, Conference Room. The meeting was conducted without power.

COMMISSIONERS PRESENT: G. Russell Stewart, III, Chairman, Anne H. Nalwalk, Elaine Boissevain, and Alternate Member Duncan Schweitzer, Charles Elias and Susan Grufstedt (7:13 p.m.)

COMMISSIONERS ABSENT: Vilma Gregoropoulos, Vice-Chairman, Louis E. Steinbrecher, Secretary

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

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC COMMENT:** None

4. **PUBLIC HEARINGS:**

A. **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 opened on 7/06/06 & continued to 8/03/06; Received on 6/01/06 & PH must close on or by 8/08/06*)

E. Boissevain read the application into the record.

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

Margaret Ball was present for this application.

ZEO Grimord went over his memo pertaining to this application and stated this proposal is for a 2-lot Subdivision of 28.09 acres in the R-80 Zone and there is currently an existing single-family residence and accessory buildings on the parcel. ZEO Grimord stated the proposal is to create 2 lots, one lot of 15.79 acres containing the existing residence and a new frontage building lot of 12.30 acres. The applicant is requesting a waiver of Section 6.6.4.1 for the Open-Space requirement as the lot is to be conveyed to an immediate family member for no consideration.

ZEO Grimord stated that comments from the Fire Chief have been submitted and the Inland Wetlands Commission has not yet acted on this application, which means the Planning & Zoning Commission can close the Public Hearing on this application, but they cannot render a decision.

ZEO Grimord stated there are two minor plan corrections to be done to comply with the Regulations and three recommended plan additions to the final plans if approved which all pertain to the Fire Chief's comments.

Ms. Ball stated she had no problems adding the Fire Chief's notes to the plan.

ZEO Grimord stated that Item #1 of the recommended plan corrections should add note per #5, not #4 as stated in his memo of 8/02/06.

ZEO Grimord asked the Commission to look at the comments of the Fire Chief pertaining to the residential sprinkler.

Chairman Stewart explained that the Fire Company requests that applications that have driveways longer than 600' travel distance from a State/Town Road require residential sprinkler systems. Ms. Ball stated she has no problem putting this note on the plan.

The Commission had questions pertaining to driveway width, land conveyed to the Town, sight lines and the cemetery.

ZEO Grimord stated that in his memo he stated that the Commission needs to keep the Public Hearing open, but upon checking in "What's Legally Required" the Commission can close the Public Hearing, but the Commission cannot act on it.

Chairman Stewart asked if there were any questions or comments from the Public pertaining to this application. There were none.

Chairman Stewart asked if there was anyone speaking in favor of this application. There were none.

Chairman Stewart asked if there was anyone speaking against this application. There were none.

Chairman Stewart asked if there was a motion to close the Public Hearing. A. Nalwalk stated she would like to keep the Public Hearing open in case there were any changes from the Inland Wetlands Commission that needed to be addressed.

Ms. Ball submitted a letter to the Planning & Zoning Commission granting an extension to keep the Public Hearing open on this application.

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

E. Boissevain read the application into the record.

Seated: E. Boissevain, R. Stewart, C. Elias for V. Gregoropoulos, D. Schweitzer for L. Steinbrecher, S. Grufstedt for A. Nalwalk

A. Nalwalk recused herself for this application.

ZEO Grimord read an extension letter into the record from Atty. Harry Heller, representing the applicant requesting the Public Hearing be continued to 9/07/06. Atty. Heller stated in his letter that due to comments received from staff pertaining to the application they do not have sufficient time to make changes to the site-plan in time for the scheduled Public Hearing on 8/03/06.

MOTION by E. Boissevain, SECOND by D. Schweitzer to continue the Public Hearing on SUB #06-115 and SPEC #06-116 to 9/07/06. MOTION CARRIED UNANIMOUSLY.

The Commission discussed developing a policy regarding last minute continuances on applications.

The consensus of the Commission was to have ZEO Grimord draft a policy statement for them to review.

Nick Mullane, 1st Selectman, stated he strongly endorsed the proposed policy statement.

D. Schweitzer asked that their Commission Attorney review the policy statement.

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

D. 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. (**NO ACTION NEEDED**; *PH set for 9/07/06; Received on 7/20/06 & Commission can act on as their schedule permits*)

5. 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
(**NO ACTION NEEDED**; *Commission Review set for 8/10/06; Received on 7/06/06 & Commission must act on or by 9/07/06*)

6. PENDING APPLICATIONS:

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 & closed on 7/20/06; opened on 5/04/06 & continued to 6/01/06 & 7/20/06; Received on 4/06/06 & Commission must act on or by 9/21/06*)

ZEO Grimord asked the Commission for a consensus to draft a decision on **SPEC #06-038**.

The consensus of the Commission was for ZEO Grimord to draft a decision for approval of the application of the North Stonington Little League.

7. NEW APPLICATIONS:

RE-SUB #06-146 (*Gillis 2-Lot Re-Sub*) Application of Kenneth Gillis, 53 Mains Crossing Road, North Stonington, CT 06359 for a 2-Lot Re-Subdivision on property located approximately 600 +/- feet south of the intersection of Norwich-Westerly Road (Rte. 2) & Mains Crossing Road, North Stonington, CT 06359. Tax Map #101/2732, Lot #06/7570 (*Receive on 8/03/06 & Commission must set for PH on or by 10/05/06*)

The Commission set the Public Hearing on **RE-SUB #06-146** for 10/05/06.

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

ZEO Enforcement Report/July

The Commission did not review the report due to the power failure.

9. NEW BUSINESS: None

10. OLD BUSINESS: None

11. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

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

B. NEMO Task Force Update

12. CORRESPONDENCE:

13. REVIEW MINUTES:

Review minutes of Regular Meeting of 7/20/06

The Commission did not review minutes because of the power failure.

14. ADJOURNMENT:

**MOTION by C. Elias, SECOND by E. Boissevain to adjourn the meeting at 7:45 p.m.
MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office