



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, AUGUST 10, 2006 – 7:00 PM

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

Minutes Approved ~ September 7, 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 10, 2006 at 7:04 p.m. in the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: G. Russell Stewart, III, Chairman, Anne H. Nalwalk, Elaine Boissevain, Louis E. Steinbrecher (7:11 p.m.) and Alternate Members Duncan Schweitzer, Charles Elias (7:06 p.m.) and Susan Grufstedt (7:16 p.m.)

COMMISSIONERS ABSENT: Vilma Gregoropoulos, Vice-Chairman

STAFF PRESENT: Sr. Planner & Zoning Official Craig Grimord, Administrative Assistant Cheryl Konsavitch and Planning & Zoning Contracted Planner Matthew Davis

2. ADDITIONS TO THE AGENDA:

A. Nalwalk asked that the Commission read the letter from the Fire Chief that was in their August 3rd correspondence packet that the Commission did not read because of the power outage.

Chairman Stewart stated they would read that letter under correspondence.

ZEO Grimord asked that item number 6 become Item 5 B and move everything else down accordingly, since this is a short item and should not take very long.

MOTION BY A. Nalwalk, SECOND by D. Schweitzer to amend the Agenda to make Item #6, 5B. MOTION CARRIED UNANIMOUSLY.

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 & 8/10/06; Received on 6/01/06 & PH must close on or by 8/10/06*)

A. Nalwalk 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 stated for the record the reason the Planning & Zoning Commission had asked for a continuance of this Public Hearing was because the Inland Wetlands Commission had not yet made a decision. The Wetlands Commission met on August 9, 2006 and approved this application.

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 from the public speaking in favor of this application. There were none.

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

MOTION by E. Boissevain, SECOND by A. Nalwalk to close the Public Hearing on SUB #06-112. MOTION CARRIED UNANIMOUSLY.

MOTION by A. Nalwalk, SECOND by E. Boissevain waiver request to SR Section 6.6.4- Open Space Dedication, has been granted by the Commission as the applicant meets the exemption requirement of CGS Section 8-25 in that the transfer of the new lot is to be to an immediate family member for no consideration. MOTION CARRIED UNANIMOUSLY.

MOTION by A. Nalwalk, SECOND by E. Boissevain to approve SUB #06-112 with the following Plan Corrections/Modifications:

1. Correct the acreage for the proposed new lot on pages #1 & #2 and in the Zoning Compliance Block on Page #3. (12.30 acres)
2. Add the following note to the plan: "A residential sprinkler system designed and maintained as per NFPA13R is required for the dwelling unit on the new lot".
3. Add the following note to the plan: "A minimum 17' unobstructed driveway height and minimum 15' wide cleared drive width is to be maintained for emergency vehicle access."

4. Add the following note to the plan: “The Town of North Stonington shall not be required to, nor be held liable, for providing emergency services to those properties/residences where access widths, heights, or general travel surfaces are allowed to deteriorate below the minimum dimensions and standards described on this plan.”
5. Modify the driveway to show a minimum clear driveway width of 15’.
6. Show emergency vehicle “turnouts” on the access drive at 600’ intervals and/or where line of site is lost.

MOTION CARRIED UNANIMOUSLY.

COMMISSION REVIEW:

B. 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*)

Secretary Steinbrecher read the application into the record.

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

Gary Stanley and John Miner were present for this application.

ZEO Grimord went over his memo of 8/10/06 pertaining to this application. ZEO Grimord stated this application for Commission review is a proposed Lot Split that creates an Interior Building Lot of 11.3 acres and a frontage lot containing an existing single-family residence and accessory structure of 9.9 acres. ZEO Grimord stated a shared drive is proposed which is approximately 1,300’ to access the buildable area of the new lot. ZEO Grimord stated the Regulations have been met regarding Section 611.1 but the Commission cannot act on this application tonight, as the Inland Wetlands Commission has not yet rendered a decision and the Commission will need an extension from the applicant to continue their review. ZEO Grimord stated that since this application is not a Subdivision, a residential sprinkler system couldn’t be required per the Fire Chiefs comments on his memo of 7/20/06.

Some members of the Commission discussed the location of the proposed shared driveway and would like to have the applicant’s engineer evaluate the site-lines.

ZEO Grimord stated that safety plays an important factor in the location of the driveway and the State does not like to have more curb cuts than they need.

The applicant submitted a letter of extension for the decision until 9/14/06 for IBL #06-131.

PUBLIC HEARINGS:

C. 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 Subdivision with proposed Stormwater retention basins in the Aquifer Protection Zone. The proposal is for a 12-lot 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 8/10/06)*

Secretary Steinbrecher read the application into the record.

A. Nalwalk recused herself.

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

Ellen Bartlett of CLA Engineers representing the applicant, stated the proposal is for a Special Permit for a 12-Lot Subdivision of 129 acres utilizing development flexibility of Section 510. The applicant is proposing 84 acres of open-space which is about 65%. Ms. Bartlett stated there would be an equestrian area, which would be the only recreational area, owned by the homeowners association.

Ms. Bartlett stated they received lengthy comments on 8/09/06 from Planning & Zoning's Contracted Planner on this application and that they have not had time to address on the proposed subdivision plans.

Mr. Davis stated he has reviewed the revised plans and has some fairly extensive comments. He highlighted some of the points he made, pertaining to this application. Mr. Davis stated he had spoke with Ms. Bartlett and her client will be granting an extension for the Public Hearing after she presents the plan, to allow time for a possible revision in order to address some of the issues contained in his review.

Chairman Stewart asked the applicant how they wished to proceed at this time. Atty. Ladwig representing the applicant gave his view on Mr. Davis's comments. Atty. Ladwig submitted a letter granting an extension to continue the Public Hearing.

Chairman Stewart asked if there were any questions or comments from the public pertaining to this application. The following people had comments or questions.

Nita Kincaid, Babcock Road asked questions regarding the road length. Mark Perkins, Babcock Road asked about the grade of the wetlands crossing and Mr. Richard Holman, Babcock Road was concerned how this subdivision will affect the deer crossing and the traffic on Babcock Road.

Secretary Steinbrecher read the extension letter into the record.

MOTION by C. Elias, SECOND by E. Boissevain to continue the Public Hearing on SUB #06-085, SPEC #06-086 & SPEC-APZ #06-088 to 9/14/06. MOTION CARRIED UNANIMOUSLY.

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 opened on 8/03/06; Continued & extended to 9/07/06; Received on 6/08/06 & PH must close on or by 9/07/06)

E. 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)*

F. 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 *(NO ACTION NEEDED; PH set for 10/05/06; Received on 8/03/06 & PH must close on or by 11/07/06)*

Secretary Steinbrecher read Items D-F into the record and stated no action needed for these items.

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 stated he would have a draft approval for the Little League application for the Commission to review

7. NEW APPLICATIONS: None

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

ZEO Enforcement Report/July

ZEO Grimord went over his enforcement report for the month of July.

9. NEW BUSINESS: None

10. OLD BUSINESS: None

11. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

The next Ad-Hoc Committee meeting is scheduled for August 31, 2006 at 6:00 p.m. at the New Town Hall, Conference Room

B. NEMO Task Force Update

12. CORRESPONDENCE:

The Commission went over the correspondence in their packets from 8/03/06 & 8/10/06.

The Commission looked over the draft policy statement prepared by ZEO Grimord to review and make changes and they will have their Commission Attorney review it.

13. REVIEW MINUTES:

Review minutes of Regular Meeting of 7/20/06 & 8/03/06

MOTION by E. Boissevain, SECOND by L. Steinbrecher to approve the minutes of 7/20/06 and 8/03/06 with the necessary changes. MOTION CARRIED UNANIMOUSLY.

14. ADJOURNMENT:

MOTION by C. Elias, SECOND by S. Grufstedt to adjourn the meeting at 9:15 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office