



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

SPECIAL MEETING

of the

Planning & Zoning Ad-Hoc Committee

THURSDAY, AUGUST 31, 2006

6:00 P.M.

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

Minutes Approved ~ September 26, 2006

1. **CALL MEETING TO ORDER:** COG Consulting Planner Matthew Davis called the Special Meeting of the Planning & Zoning Ad-Hoc Committee to order at 6:05 p.m. in the New Town Hall, Conference Room.

MEMBERS PRESENT: Vilma Gregoropoulos & Elaine Boissevain (Planning & Zoning Commission), Joe Siner (Economic Development Commission), Pat Turner (Conservation Commission) Nicholas Mullane (1st Selectman)

STAFF PRESENT: Sr. Planning & Zoning Official Craig Grimord and Contracted SCCOG Planner Matthew Davis

2. **REVIEW AND APPROVAL OF MINUTES:**

MOTION by E. Boissevain, SECOND by V. Gregoropoulos to approve the Ad-Hoc Special Meeting minutes of 7/27/06. MOTION CARRIED UNANIMOUSLY.

3. REVIEW AND RECOMMENDATIONS FOR SOUTHEAST AREA LAND USE CONCEPTS:

Mr. Davis asked for feedback from Committee members regarding the three-land use concepts discussed at the 7/27/06 meeting. He also indicated that he had spoken with the Economic Development Commissions consultant (Shapiro) regarding these concepts, the Ad-Hoc Committee in general, its charge, membership and coordination with the EDC. It was generally agreed to focus on land use concepts #2 and #3.

The Committee spent a considerable amount of time discussing Exit 93 concepts and options. The basic policy debate seemed to concern the ability to upgrade the area in light of current uses in the area, property ownership, parcel sizes and other factors. It was generally agreed that the EDC's consultant might be able to provide some insights into the feasibility of various uses.

The Committee also reviewed the concepts regarding the "central" areas. Members had questions regarding the neighborhood business concept, how the design districts might be crafted, the amount and location of commercial and industrial land inventory, the interrelationships between the various land use/zone areas and other concerns. It was generally recognized that this area presented the Town with much greater opportunity, due to the scale of the tracts, their ownership and other factors. As with Exit 93, it was generally agreed to wait for the EDC report and to consider its findings and recommendations in refining the land use concepts.

4. REVIEW AND RECOMMENDATIONS FOR RESIDENTIAL ZONE USES/OPTIONS:

With regard to the residential areas and concepts, Mr. Davis indicated that he would like to move forward with certain of those initiatives as well, and that while the SE area was obviously important, these areas should not be neglected. Mr. Davis specifically mentioned the benefit of clarifying ancillary uses for farm operations, and the hand out (dated August 1) regarding an active adult floating zone. There seemed to be some general consensus, sufficient enough to move forward with drafting specific regulation language for the Committee's consideration. Mr. Davis will prepare those materials.

5. NEXT SPECIAL MEETING DATE:

The next scheduled meeting of the Planning & Zoning Ad-Hoc Committee is scheduled for Tuesday, September 26, 2006 at 5:30 p.m. in the New Town Hall, Conference Room, 40 Main Street, North Stonington, CT 06359.

6. REPORT TO PZC ON 8/31/06 RESULTS AND NEXT SPECIAL MEETING AGENDA:

The group will report to the Planning & Zoning Commission at the P&Z's next Regular Meeting regarding their status.

7. ACKNOWLEDGE PUBLIC/OTHER WRITTEN COMMUNICATIONS: None

8. ADJOURNMENT:

MOTION by V. Gregoropoulos, SECOND by P. Turner to adjourn the Special Meeting of the Planning & Zoning Ad-Hoc Committee at 8:15 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Matthew J. Davis, AICP
Senior Planner
SECCOG