



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

## REGULAR MEETING

THURSDAY, OCTOBER 5, 2006 – 7:00 PM

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

### Minutes Approved ~ October 12, 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, October 5, 2006 at 7:00 p.m. in the New Town Hall, Conference Room.

**COMMISSIONERS PRESENT:** G. Russell Stewart, III, Chairman, Vilma Gregoropoulos, Vice-Chairman, Louis E. Steinbrecher, Secretary, Anne H. Nalwalk, Elaine Boissevain and Alternate Members Duncan Schweitzer and Charles Elias

**COMMISSIONERS ABSENT:** Susan Grufstedt

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

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

3. **PUBLIC COMMENT:**

Nita Kincaid, Babcock Road asked how the Planning & Zoning Commission was preparing to address the Zone Change in the area by the Casino. The Mashantucket's have made clear to the press that they are going to ask Preston first, and then come to North Stonington 6-7 months later with a request that is similar to the one that was granted in Ledyard.

Vice-Chairman Gregoropoulos stated that at the last Regional Planning Meeting this topic came up and there was concern expressed by the representatives of the Towns of what Ledyard did and how it will affect the region. Vice-Chairman Gregoropoulos stated it was suggested at that time that a couple of representatives from Ledyard, Preston and North Stonington Planning & Zoning Commission get together and talk about what is going on.

Chairman Stewart stated they could bring this to the attention of the Ad-Hoc Committee and a letter was sent to Ledyard with the Commission's concerns on the Zone Change.

Mac Turner asked a procedural question on when to submit information for a Public Hearing.

Mark Grigg commented on Section 509 and 510 of the Zoning Regulations and was concerned that smaller lot development would preserve open-space, but the rural character could start to disappear and suburban pockets can start to appear.

Chairman Stewart stated the Commission looks at each application individually and it is certainly something that the Commission looks at with each application.

#### **4. PUBLIC HEARINGS:**

**A. 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 (*PH set for 10/05/06; Received on 8/03/06 & PH must close on or by 11/07/06*)

Secretary Steinbrecher read the application into the record.

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

Mr. Kenneth Gillis was present for this application.

ZEO Grimord stated that Mr. Gillis did not fulfill the regulatory requirement of notifying his abutting property owners and therefore the Commission should open the Public Hearing and continue it. ZEO Grimord recommend the Commission continue the Public Hearing until November 2, 2006.

**MOTION by V. Gregoropoulos, SECOND by A. Nalwalk to continue the Public Hearing on RE-SUB #06-146 to November 2, 2006. MOTION CARRIED UNANIMOUSLY.**

**B. 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 & extended to 8/10/06 & 9/14/06; Received on 5/04/06 & PH must close on or by 10/12/06*)

Secretary Steinbrecher read the application into the record.

A. Nalwalk recused herself.

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

Ellen Bartlett of CLA Engineers, Inc. was present for the applicant.

Ms. Bartlett went over the revised plans that are more of a traditional cluster design type layout. Ms. Bartlett went over each lot and discussed what relief the applicant is asking for under Section 509 of the Zoning Regulations.

Ms. Bartlett stated that all the open-space in this subdivision will be available to the public and that Avalonia has allowed the trails to remain as horse trails

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

George Whewell, 160 Babcock Rd., asked how much control the Planning & Zoning Commission would have over the Association after all the lots were sold. Mr. Matt Davis, contracted SCCOG Planner stated the mechanism used to control the association's conditions and covenants would be incorporated in the Special Permit and they would also become zoning violations. Mr. Davis stated he spoke with Ms. Bartlett about some kind of streetscape easement to protect the rural character.

Nita Kincaid, Babcock Rd. had a question on the hearing process and how it works and Mr. Davis explained it to her. Ms. Kincaid asked if there were any subdivisions in Town that had an association.

Mac Turner, 37 Main Street, stated Chester Maine/Coates Farm is an Association.

Vice-Chairman Gregoropoulos asked Ms. Bartlett for a summary of the Homeowners Association for the October 12, 2006 meeting.

Mac Turner, 37 Main Street representing Avalonia read a letter addressed from them to Mr. Gerry Stefon of Boundaries, the letter was submitted for the record as (Exhibit A).

Secretary Steinbrecher read a letter regarding the Storm Water Management Plan from Town Engineer, Pat Lafayette into the record.

**MOTION by V. Gregoropoulos, SECOND by D. Schweitzer to continue the Public Hearing on SUB #06-085, SPEC #06-086 & SPEC-APZ #06-088 to October 12, 2006. MOTION CARRIED UNANIMOUSLY.**

**C. 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 & 10/12/06; Received on 6/08/06 & PH must close on or by 10/12/06)**

Secretary Steinbrecher read Item C into the record and stated no action needed for these items.

5. **COMMISSION REVIEW:** None

6. **PENDING APPLICATIONS:** None

7. **NEW APPLICATIONS:**

**SPEC #06-164** (*Home Occupation*) Application request of D'Arcy Cleveland, 214 Clarks Falls Road, North Stonington, CT 06359 for a Special Permit under Section 704 to run a Construction Business with on site storage of construction equipment at property located at 214 Clarks Falls Road, on the west side, approximately 3000' north of the intersection of Providence-New London Turnpike and Clarks Falls Road (Rte. 216). Tax Map #105/2752, Lot #85/4399 (*Receive on 10/05/06 & Commission to set PH on or by 12/07/06*)

**SP #06-167** (*Site-Plan*) Application of Boondocks, 411C (417) Norwich-Westerly Road, North Stonington, CT 06359 to amend existing Site Plan for outdoor storage of boats and to add a detached 10 x 10 walk-in freezer as an accessory structure at property located at 411C (417) Norwich-Westerly Road. Tax Map #101/2732, Lot #25/7715 (*Receive on 10/05/06 & Commission must act on or by 12/07/06*)

The Commission set the Public Hearing on **SPEC #06-164** and the Commission Review on **SP #06-167** both for November 2, 2006.

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

ZEO Report/September

ZEO Grimord went over his enforcement report for the month of September and his correspondence. ZEO Grimord informed the Commission there was a letter pertaining to year-round use in the seasonal overlay. He asked the Commission to review it and discuss it at their next meeting.

9. **NEW BUSINESS:**

The Commission discussed the recently held Town Meeting regarding replacement of Commission Members that resign, and expressed their concerns that each Commission and Board was not notified individually. ZEO Grimord stated the Town Meeting was adequately noticed in the newspaper and an agenda was posted.

10. **OLD BUSINESS:** None

11. **PLANNING ISSUES & DISCUSSION:**

A. Ad-Hoc Committee

The next Ad-Hoc Committee meeting is scheduled for Tuesday, September 26, 2006 at 5:30 p.m. at the New Town Hall, Conference Room

B. NEMO Task Force Update

No update on NEMO.

C. Ledyard Zone Change

The Commission discussed the Ledyard Zone Change and E. Boissevain and V. Gregoropoulos will be representatives for the Town of North Stonington.

C. Elias asked the Commission to amend the agenda to discuss Storm Drainage Reports.

**MOTION by C. Elias, SECOND by D. Schweitzer to amend the Agenda to review Storm Drainage reports as Item D.**

**D. Storm Drainage Reports**

C. Elias discussed the drainage reports and would like them to be more detailed. C. Elias suggested that the Commission change engineers for 1 or 2 applications. C. Elias will supply the Commission with a template letter of drainage reports.

Chairman Stewart asked the Commission to amend the agenda to discuss Public Comment.

**MOTION by V. Gregoropoulos, SECOND by L. Steinbrecher to amend the Agenda to discuss Public Comment as Item E. MOTION CARRIED UNANIMOUSLY.**

**E. PUBLIC COMMENT:**

Chairman Stewart discussed Public Comment and procedures for it.

**12. CORRESPONDENCE:**

The Commission went over the correspondence in their packets and discussed Brad Borden's letter.

Vice-Chairman Gregoropoulos asked if they could change the Ad-Hoc Meeting that is scheduled for 11/30/06 to either 11/20/06 or 11/29/06 so the Commission can attend the Borderlands meeting on 11/30/06 pertaining to TDR.

**13. REVIEW MINUTES:**

Review minutes of Regular Meeting of 9/14/06 and Special Meeting of 9/21/06

**MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to approve the minutes of 9/14/06 and 9/21/06 with the necessary corrections. MOTION CARRIED.**

Abstain: E. Boissevain

**14. ADJOURNMENT:**

**MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to adjourn the meeting at 9:30 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office