



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

WORKSHOP SESSION

THURSDAY, OCTOBER 5, 2006 - 6:00 P.M.

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

Minutes Approved ~ October 12, 2006

COMMISSIONERS PRESENT: G. Russell Stewart, III, Chairman, Vilma Gregoropoulos, Vice-Chairman, Anne Nalwalk, Elaine Boissevain and Alternate Members Duncan Schweitzer and Charles Elias (6:07 p.m.)

COMMISSIONERS ABSENT: Lou Steinbrecher, Secretary and Alternate Member Susan Grufstedt

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

WORKSHOP

Philip J. Katz, P.E. requested this workshop to discuss a proposed subdivision called Signal Hill Subdivision on Jeremy Hill Road with proposed 21 lots in North Stonington as part of a larger 44-lot subdivision which is located in Stonington.

Atty. John Chase and Phil Katz, Project Manager was present for this workshop.

Atty. Chase stated the property straddles the Town Line in Stonington and they are looking at a legal issue of a conditional approval on the road because a thru road cannot be built entirely in North Stonington.

Atty. Chase discussed a cul-de-sac length over 600 feet and the Commission asked what the benefit to the Town would be if the cul-de-sac were lengthened.

The Commission stated the 600' was established for emergency purposes.

Atty. Chase stated they would install a water storage tank; the road dimensions would be sufficient for emergency vehicles, there would be hard shoulders and broader turn-offs and the increased open-space of 67% meets the proportionally requirements.

The Commission asked the applicant to show how this subdivision design is exemplary and to provide an analysis of the raw site.

The Commission directed Atty. Chase & Mr. Katz to speak to the Selectmen about the cul-de-sac length.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office