



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MARCH 1, 2007 – 7:00 P.M.

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

Minutes Approved ~ March 8, 2007

1. **CALL MEETING TO ORDER:** Chairman G. Russell called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 1, 2007 at 7:03 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: G. Russell Stewart, III, Chairman, Vilma Gregoropoulos, Vice-Chairman, Louis E. Steinbrecher, Secretary, Anne Nalwalk, Elaine Boissevain and Alternate Members Duncan Schweitzer and Susan Grufstedt (7:10 p.m.)

COMMISSIONERS ABSENT: None

STAFF PRESENT: Sr. Planner & Zoning Official Craig Grimord, Administrative Assistant Cheryl Konsavitch, Consulting Planner from SCCOG Jamie Rabbitt and Commission Attorney Michael Carey

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

3. **PUBLIC COMMENT:** None

11. **OLD BUSINESS:**

Tinaco Plaza to discuss Cab Aire System

Claudio Marasco representing Tinaco Plaza and Jim Bianco of Cab Aire came before the Commission to present the Cab Aire system which monitors the idling of the trucks.

Mr. Bianco stated that they will control the idling with a computer in each tower for every truck. A computer monitors how long the engine is running and an alert will notify an attendant that a truck is running idle longer than 3 minutes. The computer will know when a truck arrives and the motor is shut off.

The system will switch on lighting when a truck comes in. The lights will have reduced wattage and security cameras will be placed strategically and that will have the ability to monitor the whole parking lot.

The Commission asked questions pertaining to lighting, the length of time the trucks will be allowed to idle and how it compares to the Idle Aire System.

Don Henne, representing the interveners from the Clarks Falls Environmental Trust, read a letter record and submitted a letter into the record. Ms. Madeline Jeffery submitted a letter to the Commission representing the North Stonington Citizens Land Alliance.

4. PUBLIC HEARINGS:

SPEC #07-018 (*Special Permit*) Application of the North Stonington Little League Association, Inc., c/o Jacques Parenteau, P.O. Box 419, North Stonington, CT 06359 to amend Special Permit #06-038 granted on 9/14/06 to waive the bond requirement for construction in the amount of \$380,040. Tax Map #77/2723, Lot #64/2993A (*PH set to open for 3/01/07; Received on 2/01/07; & PH must close on or by 4/03/07*)

Secretary Steinbrecher read the application into the record.

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

Atty. Parenteau representing the North Stonington Little League went over the bonding issues concerning the Little League and submitted a phased bonding estimate for the record as (Exhibit A).

Mr. Ken Coco an Insurance Underwriter representing the Little League was present to explain the bonding issues associated with the Little League.

Mr. Tom Suedmeier went over the bond phasing estimate and Mr. Mike Ward, 79 Pinewoods Road who owns and operates a landscaping business, submitted for the record (Exhibit B) a land reclamation cost quote.

Secretary Steinbrecher read correspondence into the record from Consulting Engineer John Martucci, the Inland Wetlands Commission and Atty. Mark Branse, representing Brad Borden, pertaining to the bond reduction.

The Commission asked questions pertaining to the phased bonding.

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

Mr. Brad Borden, Swantown Hill Road, stated this is not an ideal location for ball fields, he questioned the phased bonding and if accepted this would be setting a precedent.

Mr. Ron Lewis, Reutemann Road, read a letter into the record pertaining to the bonding and submitted it for the record as (Exhibit C).

Chairman Stewart asked ZEO Grimord if his memo pertaining to this application was still valid. ZEO Grimord stated this is the first time he has heard of the Little League's request to phase the bonding and he has never had any experience with phased bonding. He would like more time to review it and study the repercussions of this type of bonding.

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

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

MOTION by V. Gregoropoulos, SECOND by L. Steinbrecher to continue the Public Hearing on SPEC #07-018 to 3/08/07. MOTION CARRIED UNANIMOUSLY.

5. COMMISSION REVIEW: None

6. PENDING APPLICATIONS:

SPEC #07-018 (*Special Permit*) Application of the North Stonington Little League Association, Inc., c/o Jacques Parenteau, P.O. Box 419, North Stonington, CT 06359 to amend Special Permit #06-038 granted on 9/14/06 to waive the bond requirement for construction in the amount of \$380,040. Tax Map #77/2723, Lot #64/2993A (*PH set to open for 3/01/07; Received on 2/01/07; & PH must close on or by 4/03/07*)

Secretary Steinbrecher stated no action was needed on this item.

7. NEW APPLICATIONS:

RC #07-031 (*Regulation Change*) Application of STPR Realty Development Group, L.L.C., c/o Atty. Thomas J. Londregan, 38 Huntington Street, New London, CT 06320 to amend the Town of North Stonington Zoning Regulations to add new Section 307 that would allow for the creation of floating zones for age-restricted cluster housing on parcels containing a minimum of 90 contiguous acres. (*Receive on 3/01/07 & Commission to set for PH on or by 5/03/07*)

Secretary Steinbrecher read the application into the record and the Commission set the Public Hearing on **RC #07-031** for 5/03/07.

SPEC #07-021 (*Home Occupation*) Application of Kenneth E. Hellman, 403 Denison Hill Road, North Stonington CT 06359 to provide to the public horse drawn cart rides on property located at 403 Denison Hill Road, North Stonington, CT 06359. Tax Map #49/2754, Lot #86/5363 (*Receive on 2/08/07 & Commission to set for PH on or by 4/12/07*)

The Commission set the Public Hearing on this application for 3/08/07.

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

ZEO Enforcement Report/February

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

9. NEW BUSINESS:

A. Bond reduction request for Holly Green Hotel site

ZEO Grimord outlined remaining items to complete the site work and stated the project is approximately 82% complete.

MOTION by E. Boissevain, SECOND by A. Nalwalk to release the site improvement bond. MOTION CARRIED UNANIMOUSLY.

MOTION by A. Nalwalk, SECOND by L. Steinbrecher to renew the landscaping bond for 1 year. MOTION CARRIED UNANIMOUSLY.

B. Commission to discuss filling vacant alternate member position formerly held by C. Elias (Correspondence #8)

The Commission directed ZEO Grimord to send a letter to the Republican Town Committee for a list of names to consider for the vacancy

10. OLD BUSINESS:

A. RC #06-205 (Regulation Change) Application of Milltown Commons, L.L.C., P.O. Box 183, North Stonington, CT 06359 for a text amendment to establish design development districts containing mixed uses. (**NO ACTION NEEDED**; PH opened on 2/08/07 & continued to 3/08/07; Received on 12/14/06 & PH must close on or by 3/13/07)

B. SPEC #07-021 (Home Occupation) Application of Kenneth E. Hellman, 403 Denison Hill Road, North Stonington CT 06359, for a Special Permit for a Home Occupation under Section 704 to provide horse drawn cart rides on property located at 403 Denison Hill Road, on the west side, approximately 520' south of the Voluntown Town Line, North Stonington, CT 06359. Tax Map #49/2754, Lot #86/5363 (**NO ACTION NEEDED**; PH set to open on 3/08/07; Received on 2/08/07 & PH must close on or by 4/10/07)

Secretary Steinbrecher stated no action was needed on these items.

11. PLANNING ISSUES & DISCUSSION:

A. NEMO Task Force Update

Vice-Chairman Gregoropoulos stated that at the last Task Force Meeting, one of things that was discussed was for the Commission to make more time to discuss planning issues.

The Commission discussed regulation changes and their priorities and will discuss D. Schweitzer's informal list of P&Z issues at their March 8, 2007 meeting.

B. Upcoming P&Z Workshops

3/08/07: Tod Evers, Riroto, L.L.C. requesting a workshop to continue discussing the proposed subdivision for property located at 116A Wintechog Hill Road at 6:00 p.m. in the New Town Hall, Conference Room, 40 Main Street, North Stonington, CT 06359.

12. CORRESPONDENCE:

The Commission went over the correspondence in their packets.

13. REVIEW MINUTES:

Review minutes of Workshop & Regular Meeting of 2/08/07.

MOTION by L. Steinbrecher, SECOND by E. Boissevain to approve the Workshop and Regular Meeting minutes of 2/08/07 with the necessary corrections. MOTION CARRIED UNANIMOUSLY.

14. ADJOURNMENT:

MOTION by L. Steinbrecher, SECOND by D. Schweitzer to adjourn the meeting at 10:15 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office