

Town of North Stonington
Zoning Board of Appeals
New Town Hall/Conference Room
40 Main Street, North Stonington, CT 06359

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While the Public Hearing is being recorded, the Board kindly asks that you refrain from making background noises that will make the tape inaudible. Please turn off all cell phones, pagers, and any other personal devices that may cause a disturbance

Please Note 6:00 p.m. meeting is being held as a Special Meeting at 5:30 p.m.

AGENDA
Special Meeting
June 15, 2021 – 5:30 P.M.

1. Call to Meeting to Order:

2. Roll Call

3. Public Hearing:

ZBA Application #21-001 (Variance) For a matter involving property owned by Watch Hill Builders, LLC, 183 Quarry Rd. Milford, CT 06460, located on the westerly side of Jeremy Hill Rd. approximately 500 feet, northerly from the intersection of the North Stonington Town Line in an R60 Zone. Tax Map #115, Lot #4798. Applicant is requesting a 4,472 square foot variance of Section 402.2 (Minimum Buildable Area Requirements) which requires 32,400 square feet of minimum buildable area in the R60 zone & Section 402.3 (Shape & Location) for a 40.3 linear foot variance of the minimum dimension of size of minimum buildable area for a square in the R60 zone which requires a minimum dimension of side of 140 feet. The variances are necessary to subdivide the property into two lots; one fully conforming lot & a second 10.6-acre lot requiring the relief from the minimum buildable area requirements due to the proliferation of wetlands on the property. *(Extension Requested for Public Hearing to be scheduled for 06/15/21; Received on 02/16/21; PH must close on or by 7/20/21).*

4. Pending Application:

ZBA Application #21-001 (Variance) For a matter involving property owned by Watch Hill Builders, LLC, 183 Quarry Rd. Milford, CT 06460, located on the westerly side of Jeremy Hill Rd. approximately 500 feet, northerly from the intersection of the North Stonington Town Line in an R60 Zone. Tax Map #115, Lot #4798. Applicant is requesting a 4,472 square foot variance of Section 402.2 (Minimum Buildable Area Requirements) which requires 32,400 square feet of minimum buildable area in the R60 zone & Section 402.3 (Shape & Location) for a 40.3 linear foot variance of the minimum dimension of size of minimum buildable area for a square in the R60 zone which requires a minimum dimension of side of 140 feet. The variances are necessary to subdivide the property into two lots; one fully conforming lot & a second 10.6-acre lot requiring the relief from the minimum buildable area requirements due to the proliferation of wetlands on the property.

5. NEW APPLICATIONS: None

6. REVIEW MINUTES: March 17, 2020

7. ADJOURNMENT:

Candy L. Palmer, Chairman