

Town of North Stonington  
Zoning Board of Appeals

RECEIVED

2021 APR - 7 P 3:41

AGENDA  
Regular Meeting  
April 20, 2021 – 6:00 P.M.  
REGULAR MEETING  
AGENDA

COMMISSIONERS

Candy L. Palmer  
Chairman

Shawn P. Murphy  
Vice-Chairman

Joan Kepler  
Secretary

James E. Lord  
Member

Bruce Smith  
Member

Colleen Thompson  
Alternate

John Varas, Jr.  
Alternate

Gary Thompson  
Alternate

***The Zoning Board of Appeals will not meet on***

***Tuesday, April 20, 2021 due to no Public Hearings.***

***The Board will meet on May 18, 2021 to Hear ZBA Application #21-001***

**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 Hl 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 variance of Section 402.2 (Minimum Buildable Area Requirements) & Section 402.3 (Shape & Location) 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.

***(NO ACTION NEEDED; Public Hearing scheduled for 05/18/21; (Extension Requested); Received on 02/16/21; PH must close on or by 06/21/21).***

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

Candy L. Palmer, Chairman



Town of North Stonington  
Zoning Board of Appeals

## Zoning Board of Appeals Application

Application Number:	<u>21-001</u>	Receipt Date:	<u>2/11/21</u>
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received

Application Fee

Check No./Cash \$460 # 39859  
39866

### A. To the Zoning Board of Appeals

In a matter involving property owned by: Watch Hill Builders, LLC  
Street Address: 183 Quarry Road, Milford, Connecticut 06460  
Mailing address: 183 Quarry Road, Milford, Connecticut 06460

Located on the westerly side of Jeremy Hill Road  
approximately 500 feet, northerly (direction) from the intersection  
of the North Stonington/Stonington Town Line with \_\_\_\_\_ in a R-60 zone.

Street address of property in question: Jeremy Hill Road (vacant land, no street number assigned)  
Tax Map 115, Lot/GIS PIN 4798

### I (We) hereby appeal/apply to the Board for the following:

1. Correction of an error in an order, requirement, or decision made by the Zoning Enforcement Officer
2. A variance from the application of the Town of North Stonington Zoning Regulations

### This application relates to the following:

Use \_\_\_\_\_, Bulk Requirements , or Other  
(explain) \_\_\_\_\_

Variance Requested: an 3,966 square foot variance from the minimum buildable area requirements of Section 402.2 of the Zoning Regulations which requires 32,400 square feet of minimum buildable area in the R-60 zone and a 34.8 linear foot variance of the minimum dimension of size of minimum buildable area for a square in the R-60 zone which requires a minimum dimension of side of 180 feet.

Is the property located within 500 feet of another town?

Yes  No \_\_\_\_\_ . If 'yes', name of town Stonington

Describe the order or decision complained of or the variance requested, and indicate the Section(s) of the North Stonington Zoning Regulations pertaining to the application: A variance of the requirements of Sections 402.2 and 402.3 of the North Stonington Zoning Regulations.

**B. What the applicant proposes to do with the property in question: (be specific)**  
The property currently contains 13 acres, more or less, and accommodates a 2 bedroom residence. The applicant seeks a variance to subdivide the property into one fully conforming lot (Proposed Lot 1) and one building lot containing 10.6 acres which requires relief from the minimum buildable area requirements due to the proliferation of wetlands on the property.

**C. Grounds for Appeal or Variance – Please state hardship and how the Zoning Regulations have caused this hardship.**

The use of the 13 acre parcel was unduly restricted by the enactment of (i) the minimum buildable square or rectangle requirements by the North Stonington Planning and Zoning Commission and (ii) the presence of inland wetlands on the property thereby limiting the use of this 13 acre parcel to one 2-bedroom residence and resulting in a practical confiscation of the remainder of the applicant's property. The development of one additional single family home on a 10.6 acre parcel is consistent with the comprehensive plan of the Town of North Stonington and will be consistent with the public health, safety and welfare goals to be achieved by the enactment of zoning regulations in the Town of North Stonington.

**D. If the person filing this application is other than the owner, state:**

Name: The applicant is the owner.  
Address: \_\_\_\_\_

Phone No.: (203) 410-5353 Work No.: (203) 877-3266  
Submitted by Watch Hill Builders, LLC  
By: [Signature]  
John C. D'Amato, Jr., its Member

\*An applicant other than the property owner shall have a 'Notarized Power of Attorney' from the owner designating said applicant as the duly authorized representative for the application.

Mailing Address of Applicant:  
183 Quarry Road  
Milford, Connecticut 06460  
Phone No.: Cell: (203) 410-5353  
Office: (203) 877-3266

Date completed and filed by ZBA Office: \_\_\_\_\_

received  
2/11/21

## AUTHORIZATION

**WATCH HILL BUILDERS, LLC** hereby authorizes the law firm of Heller, Heller & McCoy to represent its interests in all proceedings before the North Stonington Zoning Board of Appeals with respect to a variance application to enable the development of a new single-family dwelling house on real property located on the westerly side of Jeremy Hill Road in the Town of North Stonington, Connecticut in accordance with a plan entitled "Subdivision Plan Property of Watch Hill Builders, LLC 92 Jeremy Hill Road Parcel No. 115-4798 North Stonington, CT Prepared For D'Amato Brothers Builders C/O John D'Amato, Jr. C-1 Sheet 1 of 1 Scale: 1" = 40' CA Job #219096 October 21, 2020 Drawn By: TMT Checked By: SFC Cherenzia & Associates, Ltd."

Dated at Montville, Connecticut this 10<sup>th</sup> day of February, 2021.

**WATCH HILL BUILDERS, LLC**

By: \_\_\_\_\_

John C. D'Amato, Jr., its Member



# Town of North Stonington, CT

Property Listing Report

Map Block Lot 115-4798

Account

S7588000

received  
2/11/21

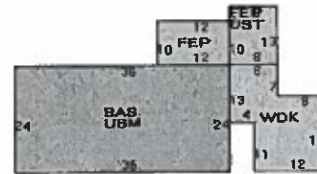
## Property Information

Property Location	92 JEREMY HL
Owner	WATCH HILL BUILDERS LLC
Co-Owner	
Mailing Address	183 QUARRY ROAD MILFORD CT 06460
Land Use	1010 SINGLE FAM MDL-01
Land Class	R
Zoning Code	R60
Census Tract	7071
Sub Lot	
Neighborhood	0700
Acreage	13.08
Utilities	Well,Septic
Lot Setting/Desc	Rural Level,Rolling
Survey Map	
Additional Info	

## Photo



## Sketch



## Primary Construction Details

Year Built	1965
Stories	1
Building Style	Ranch
Building Use	Residential
Building Condition	Average
Floors	Hardwood
Total Rooms	5 Rooms

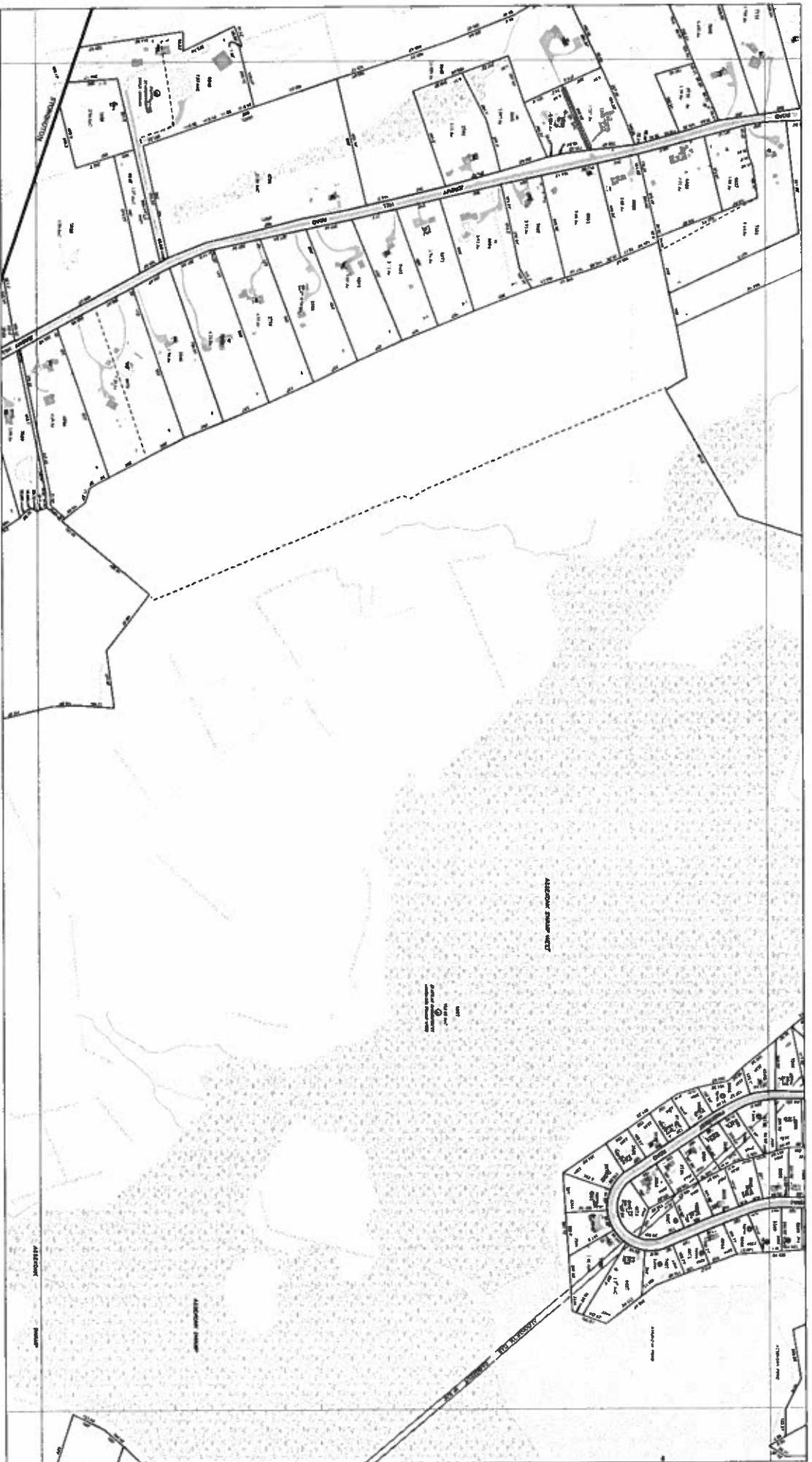
Bedrooms	2 Bedrooms
Full Bathrooms	1
Half Bathrooms	0
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable
Roof Cover	Asphalt Shingl

Exterior Walls	Vinyl Siding
Interior Walls	Drywall/Sheet
Heating Type	Forced Air-Duc
Heating Fuel	Gas
AC Type	Central
Gross Bldg Area	2180
Total Living Area	1020









Map Number: 115

**NEGEO**  
 Planning & Surveying  
 1000 Main Street, Suite 200  
 Westport, CT 06880  
 Phone: 203.261.1111  
 Fax: 203.261.1112  
 www.nego.com



**Town of North Stonington Connecticut**  
 Planimetric Data and Property Maps 2020

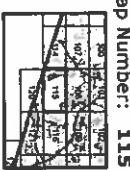


- Property Line
- Property Line along water
- Parcel for Dispute
- Town Line
- State Line
- Row / easement
- Surveyed wetland
- Parcel wall and sub lot

- Building / Street No.
- Exempt Property
- Record of Deeds
- Surveyed Dimension
- Surveyed Acreage
- Computer Aided
- Wall / Fence

- Deciduous Tree
- Evergreen Tree
- Vegetation
- Water
- Swamps
- Roads, Driveways, Trails, Fire Access and Structures

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Map Number: 115

Map Produced: December 2020

**received**  
*divided*





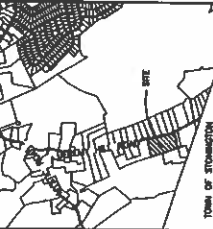
## SCHEDULE "A"

A certain tract or parcel of land, together with the buildings and improvements thereon, located on the westerly side of Jeremy Hill Road, in the town of North Stonington, County of New London and State of Connecticut, more particularly bounded and described as follows:

Beginning at the southeasterly corner of land now or formerly of Royden A. Wilkinson, Sr. and Norma Wilkinson and the southeasterly corner of land of the Releasors on Jeremy Hill Road and thence running northerly along the westerly edge of Jeremy Hill Road for a distance of 900 feet; thence running westerly on a line at right angles to Jeremy Hill Road for a distance of 610 feet, said last line being bounded northerly by remaining land now or formerly of John W. Cornell, Sr. and Catherine E. Cornell; thence running southerly for a distance of 900 feet, more or less, to land now or formerly of Royden A. Wilkinson, Sr. and Norma Wilkinson, said last line being bounded westerly by lands now or formerly of James A. Chappell, Jr., et ux, Jeremy Hill Gospel Center, Inc. and Daniel Cosgrove and Joseph J. Cegelski; thence easterly for a distance of 562 feet, mor or less, back to the point of beginning, said last line being bounded southerly by land now or formerly of Royden A. Wilkinson and Norma Wilkinson.

Reference is made to a Quitclaim Deed from Larry L. Stout to Catherine Stout, dated August 4, 1975 and recorded in Volume 48, Page 559 of the North Stonington Land Records. Reference is further made to a Certificate of Change of Name evidencing that Catherine Stout is now known as Catherine Judy Ramsey, which Certificate is dated March 22, 2006 and recorded in Volume 176, Page 1112 of the North Stonington Land Records. Reference is further made to a Fiduciary's Probate Certificate/Conservatorship for the Estate of Catherine J. Ramsey, dated November 16, 2017 and recorded in Volume 225, Page 489 of the North Stonington Land Records.





**LOCATION MAP**  
 THIS DRAWING IS THE PROPERTY OF CHERENZIA & ASSOCIATES, LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CHERENZIA & ASSOCIATES, LTD.

**PLAN REVISIONS**

NO.	DATE	DESCRIPTION

**ISSUED FOR PERMITTING  
 NOT FOR CONSTRUCTION**

**SUBDIVISION PLAN**

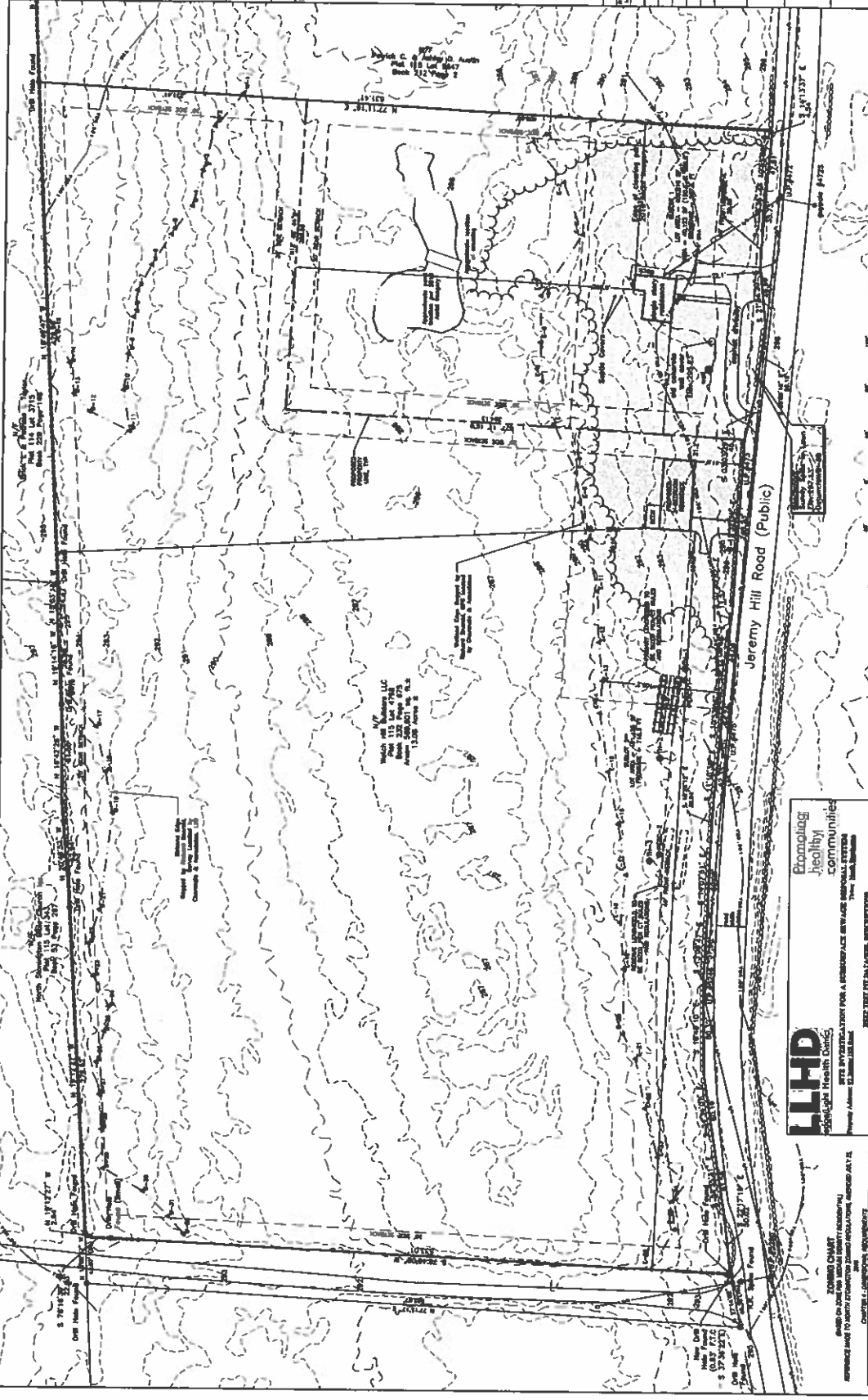
**PROPERTY OF WATCH HILL BUILDERS, LLC**  
 82 JEREMY HILL  
 NORTH STAMFORD, CT 06907

**PREPARED FOR**  
 D'AMATO ENGINEERS  
 C/O JOHN D'AMATO, JR.  
 1000 NORTH MAIN STREET  
 NORTHAMPTON, MA 01060

**C-1**

SHEET 1 OF 1

**CHERENZIA & ASSOCIATES, LTD.**



**LEGEND**

DESCRIPTION	SYMBOL	NOTES
PROPERTY LINE	---	AS SHOWN ON RECORD MAPS
BOUNDARY SURVEY LINE	---	AS SHOWN ON RECORD MAPS
MAJOR CONDUIT	---	AS SHOWN ON RECORD MAPS
MINOR CONDUIT	---	AS SHOWN ON RECORD MAPS
OVERHEAD WIRE	---	AS SHOWN ON RECORD MAPS
STONE WALL	---	AS SHOWN ON RECORD MAPS
UTILITY POLE	---	AS SHOWN ON RECORD MAPS
NEEDLE POLE	---	AS SHOWN ON RECORD MAPS
PRODUCTION TEST LOCATION	---	AS SHOWN ON RECORD MAPS
HUMAN SENSIBLE AREA (HSA)	---	AS SHOWN ON RECORD MAPS

**REMARKS**

- SEE RECORD MAPS FOR ALL EXISTING UTILITIES AND CONDUITS.
- ALL UTILITIES AND CONDUITS TO BE DELETED AS SHOWN ON THIS PLAN.
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**CONSTRUCTION SPECIFICATIONS**

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**LLHD**  
 Lowell Health Department  
 100 North Main Street  
 Lowell, MA 01850  
 Tel: 978/455-1111  
 Fax: 978/455-1112  
 www.llhd.org

**Permitting for a Sewerage Infiltration Remediation System**

SEE THE USE OF MATERIALS, DIMENSIONS, AND SPECIFICATIONS FOR ALL UTILITIES AND CONDUITS AS SHOWN ON THIS PLAN.

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