

TOWN OF NORTH STONINGTON
PLANNING, DEVELOPMENT & ZONING OFFICIAL
MONTHLY ACTIVITY REPORT
September 2021

SITE VISITS/ INSPECTIONS:

343 Norwich-Westerly Road – New home construction / subdivision final visit.

53 Ledgewood Road – New home Construction / subdivision inspection.

76 Norwich-Westerly – inspection with Ledge Light, site location confirmation of well, septic and buildings. Sediment controls.

Ongoing drive-by monitoring – 366 Pendleton Hill

Several requests for enforcement / complaints have been received by the Office. After site visits and contact, none have become a reportable case or owners have voluntarily complied.

ENFORCEMENT ACTIONS:

None

SITE PLAN REVIEWS:

SPL #21-084 (Site Plan) Application of Charles E. Elias, P.E. (agent for Fullsent LLC), 433 Providence-New London Trpk., N. Stonington, CT 06359 for site plan review for the construction of (2) buildings, a 5000 sq. ft building to be used for marine related retail sales, and a 9935 sq. ft. warehouse for marine related materials with a caretaker apartment for an onsite caretaker on property located at Providence-New London Trpk. in the Highway Commercial Zone, Tax Map #112, Lots #1401/3691 (Commission received on 10/07/21 & must act on or by 12/10/21)

Special Use Permit Reviews

SPEC #21-088 (Excavation) Application of Ledyard Lewis, 273 Boombridge Road, N. Stonington, CT 06359 for the continued excavation & re-grading of existing agricultural land in order to expand & increase productivity of cropland & to create manageable farming areas. This is the continued operations associated with previously approved & since expired Special Permits #10-050 & #18-042 on property located on Anthony Road in an R80 Zone. Tax Map #124, Parcel #5167 (Commission to receive on 10/07/21 & set for PH on or by 12/10/21)

ZONING BOARD OF APPEALS:

None

CERTIFICATE OF ZONING COMPLIANCE:

None

MEETINGS/MISCELLANEOUS

Weekly Meetings w/ Mike Urgo to check in (Mon & Wed)

8 Sept 2021 – Began working with the Town of North Stonington

Numerous meetings with Board Members, Town Leaders and Selectman who stopped into the Planning Office to welcome me to the community.

14 Sept 2021- 76 Norwich Westerly Road - Site visit with Ledge Light and Department of Public health reviewed site plan and locations for well, septic and building.

16 Sept 2021- NRCS Wood-Pawcatuck Rivers Watershed Flood Protection Operations Planning meeting. Attended with Selectman Bob Carlson.

17 Sept 2021 – Juliet Hodge – Director of Planning and Development meeting about Planning Board process, enforcement, and planning process.

17 Sept 2021 – Conservation Commission Chair Bill Ricker about Pawcatuck River Kayak Trail, 2022 calendar and Conservation Commission projects.

17 Sept 2021 – FullSent LLC Warehouse - Providence- New London Turnpike- Met with project Charlie Elias the Project's Engineer.

22 Sept 2021 – Lewis Excavation SUP – Anthony Road – Met with project engineer.

28 Sept 2021 – Chairs meeting – P and Z Commission Chair Lou Steinbrecher and Economic Development Chair Brett Mastroeni.

29 Sept 2021 – Senator Summers – was introduced to the Connecticut State Senator to allow for ease of communication on matter of concern with the Town and the State.

30 September 2021 – iWorQ demonstration meeting. Looking at online permit software solutions.

Other:

- Attended a meeting with the Wood-Pawcatuck Water Shed Plan - USDA-NRCS's Watershed and Flood Prevention Operations Program (PL-566) with Selectman Bob Carlson. Later, the Selectman approved a resolution that makes North Stonington a program Sponsor. The planning effort seeks to alleviate flooding concerns in the watershed of the Wood – Pawcatuck. Much of the North Stonington watershed is included in the planned study area. Up to \$25 million in 100% NRCS funded improvements may be available for Towns who have sponsored the effort..
- Reached out the Connecticut State Archaeologist office, Dr. Sarah Sportman and Cathy Labadia about Archaeology sites in North Stonington. A site location overlay for Google Earth was provided. As the subject matter is sensitive the file is for internal use.

PLANNING AND ZONING APPLICATIONS

September 1st to September 30th 2021

| Owner Name | Parcel Address | Application Number | Permit Date | Main Status | Zone | Construction Cost | Permit Use | Permit Type | Total Fees |
|--------------------------|-------------------|--------------------|-------------|-------------|-------------------------|-------------------|--------------------------|---------------------|------------|
| VECHINSKY MICHAEL W | 26 TOM WHEELER | 21-089 | 9/29/2021 | Active | R-80 | 0 | Accessory structures | Accessory Use | 110 |
| HEMBOLDT MARK G & LYNN A | 318 GRINDSTONE HL | 21-087 | 9/14/2021 | Approved | R-80 | 0 | Accessory structures | Accessory Use | 110 |
| AMMONS ARTHUR N JR | 63 PROV N L TPKE | 21-086 | 9/13/2021 | Approved | R-40 | 0 | Accessory structures | Accessory Use | 110 |
| LYNCH VICKY L | 148 MILLER RD | 21-080 | 9/2/2021 | Approved | R-80 | 0 | Accessory structures | Accessory Use | 110 |
| HANKINS DAVID KEITH & | 120 CEDARS RD | 21-081 | 9/3/2021 | Approved | R-80 | 3000 | Accessory structures | Accessory Use | 95 |
| HANKINS DAVID KEITH & | 120 CEDARS RD | 21-082 | 9/3/2021 | Approved | R-80 | 0 | SFR | Land Disturbance | 25 |
| FULLSENT, LLC | 0 PROV N L TPKE | 21-083 | 9/9/2021 | Active | HC (Highway Commercial) | 0 | Warehousing/Distribution | Lot Line Adjustment | 160 |
| FULLSENT, LLC | 0 PROV N L TPKE | 21-084 | 9/9/2021 | Active | HC (Highway Commercial) | 0 | Warehousing/Distribution | Site Plan Approval | 310 |
| HBLEL LLC | 0 ANTHONY RD | 21-088 | 9/29/2021 | Active | R-80 | 0 | Excavation | Special Permit | 560 |
| FULLSENT, LLC | 0 PROV N L TPKE | 21-085 | 9/9/2021 | Active | HC (Highway Commercial) | 0 | Warehousing/Distribution | Wetlands | 160 |