



Town of

North Stonington, CT

RECEIVED

ZONING BOARD OF APPEALS

2021 MAR 10 A 10:03

TUESDAY, MARCH 16, 2021 – 6:00 P.M.

TOWN CLERKS OFFICE  
NORTH STONINGTON CT

**AGENDA**

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

*March 16, 2021 due to no Public Hearings.*

*The Board will meet on April 20, 2021*

**PUBLIC HEARINGS:**

**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 variance of Section 402.2 (Minimum Buildable Area Requirements) and Section 402.3 (Shape & Location), to subdivide the property into one fully conforming lot & 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. ***(NO ACTION NEEDED; Public Hearing scheduled for 04/20/21; Received on 02/16/21; PH must close on or by 05/25/21.***

Candy Palmer, Chair  
Zoning Board of Appeals



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.

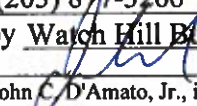
**D. If the person filing this application is other than the owner, state:**

Name: The applicant is the owner.

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No.: (203) 410-5353 Work No.: (203) 877-3266

Submitted by Watch Hill Builders, LLC

By:   
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 cl

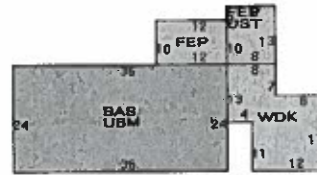
## Property Information

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

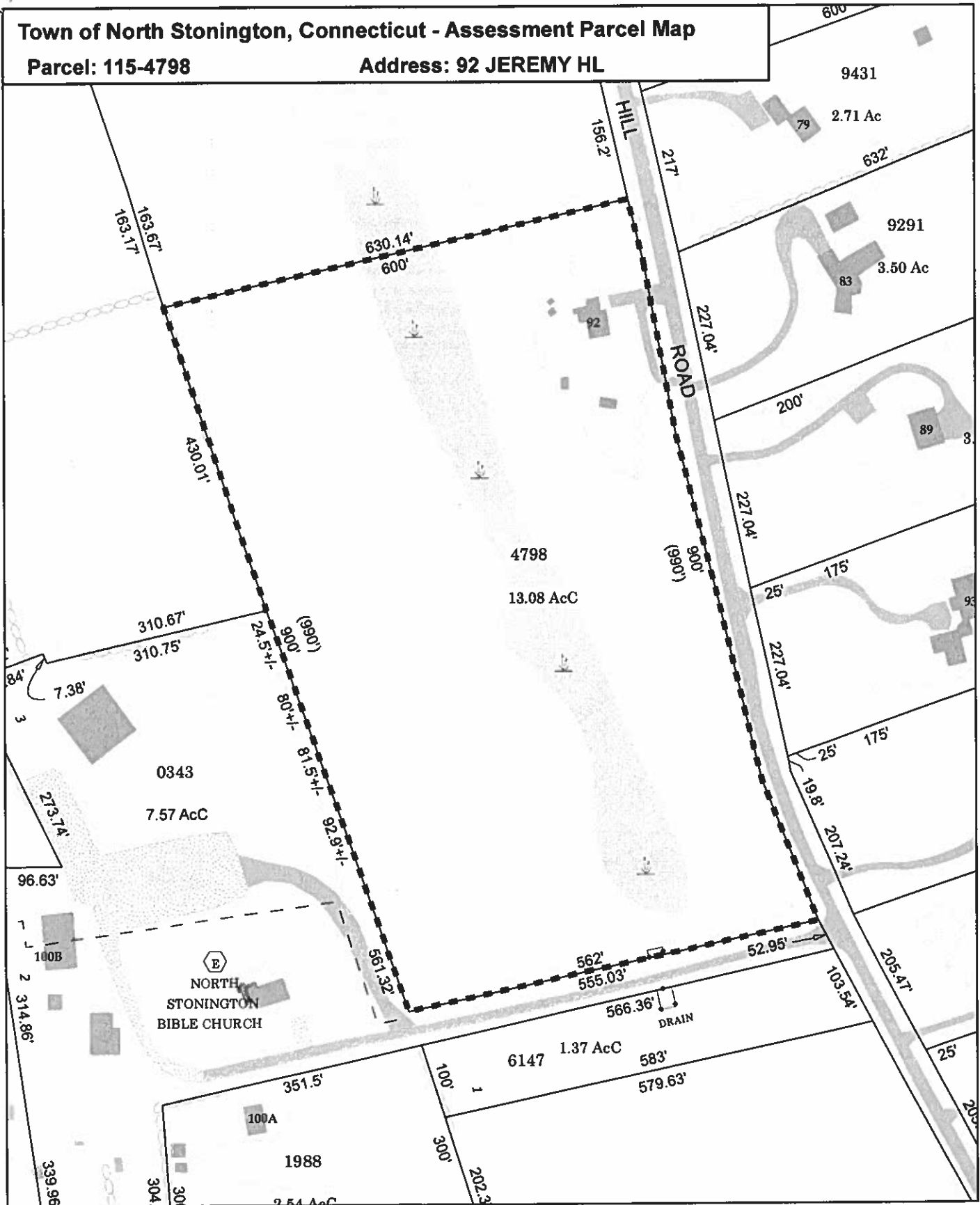
Exterior Walls	Vinyl Siding
Interior Walls	Drywall/Sheet
Heating Type	Forced Air-Duc
Heating Fuel	Gas
AC Type	Central
Gross Bldg Area	2180
Total Living Area	1020



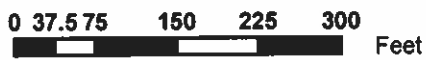
Town of North Stonington, Connecticut - Assessment Parcel Map

Parcel: 115-4798

Address: 92 JEREMY HL

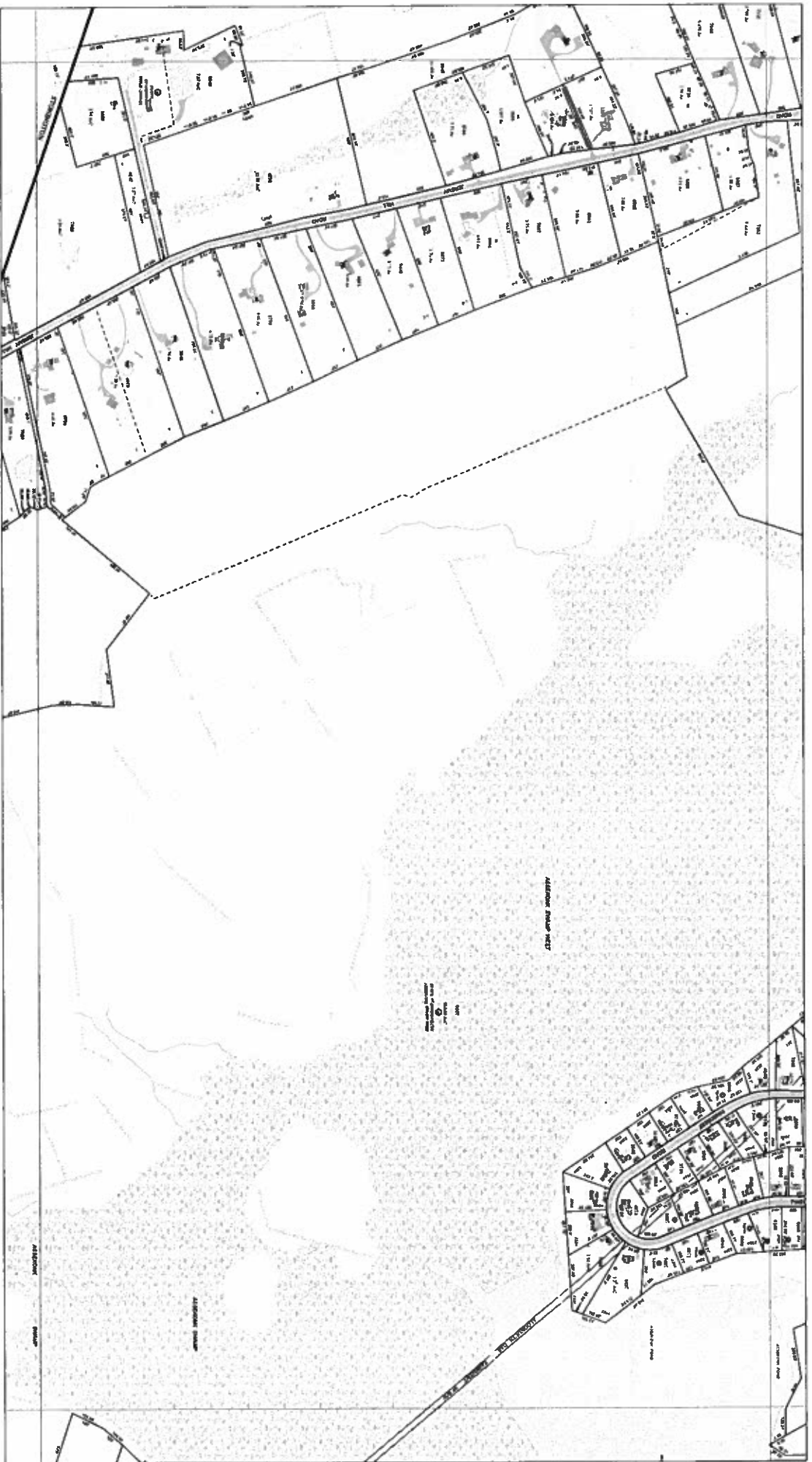


Approximate Scale: 1:2,000



Map Produced  
December 2020

Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of North Stonington and its mapping contractors assume  
no legal responsibility for the information contained herein.



Map Number: 115

NEGEDO  
 Planning & Surveying  
 1000 North Main Street, Suite 100  
 Shelton, CT 06484  
 Phone: 203.385.1234  
 Fax: 203.385.1235  
 www.negedo.com

Map Number: 115  
 Town of North Stonington Connecticut  
 Planimetric Data and Property Maps 2020



- Property Line
- Property Line Along Water
- Parcel in Dispute
- Town Line
- State Line
- ROW / Easement
- Surveyed Wetland
- Parcel Hook and Sub Lot

- Building / Street No.
- Except Property
- Record Dimension
- Surveyed Acreage
- Computed Acreage
- ZAC
- Wall / Fence

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

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162
163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183
184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204

Map Number: 115  
 Map Produced: December 2020





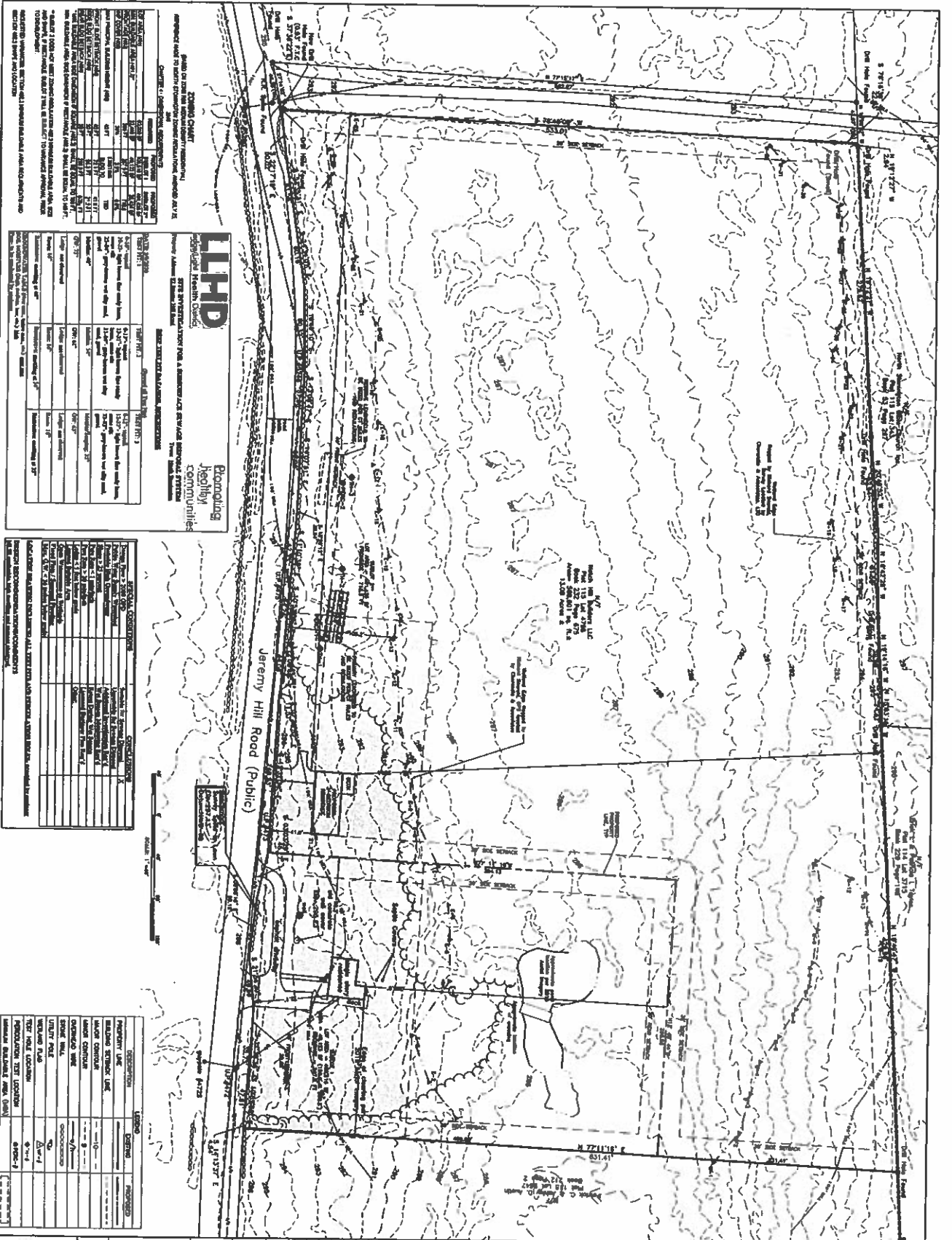


## SCHEDULE "A"

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 Releasees 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. Cegelaki; thence easterly for a distance of 562 feet, more 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.



**GENERAL NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.
2. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD PLANS.
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10. THE PROPERTY IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE RECORD PLANS.

**LLHD**  
Landscape Architecture  
Planning  
Healthy  
communities

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PRELIMINARY PLAN	11/11/11	JLH	
2	REVISED PLAN	11/11/11	JLH	
3	REVISED PLAN	11/11/11	JLH	
4	REVISED PLAN	11/11/11	JLH	
5	REVISED PLAN	11/11/11	JLH	
6	REVISED PLAN	11/11/11	JLH	
7	REVISED PLAN	11/11/11	JLH	
8	REVISED PLAN	11/11/11	JLH	
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9	REVISED PLAN	11/11/11	JLH	
10	REVISED PLAN	11/11/11	JLH	

**CHERENZIA & ASSOCIATES, LTD.**  
Landscape Architecture  
1111 North Main Street  
North Stonington, CT 06354  
Phone: 860.426.1111  
Fax: 860.426.1112  
www.cherenzia.com

**PROPERTY OF WALTER HILL BUILDERS, LLC**  
52 TRENTON HILL  
PARCEL NO. 113-4796  
NORTH STONINGTON, CT

**PREPARED FOR:**  
D'AMICO BROTHERS HOLDINGS  
C/O JOHN D'AMICO, JR

**PROJECT:**  
C-1

**DATE:**  
11/11/11

**SCALE:**  
AS SHOWN

**PROJECT NO.:**  
1111-1111

**PROJECT NAME:**  
1111-1111

**PROJECT ADDRESS:**  
1111-1111

**PROJECT CITY:**  
1111-1111

**PROJECT STATE:**  
1111-1111

**PROJECT ZIP:**  
1111-1111

**PROJECT COUNTY:**  
1111-1111

**PROJECT COUNTRY:**  
1111-1111

**ISSUED FOR PERMITTING NOT FOR CONSTRUCTION**

**SUBDIVISION PLAN**

**SCALE: 1" = 40'**

**DATE: 11/11/11**

**BY: JLH**

**CHECKED BY: JLH**

**DATE: 11/11/11**

**PROJECT NO. 1111-1111**

**PROJECT NAME 1111-1111**

**PROJECT ADDRESS 1111-1111**

**PROJECT CITY 1111-1111**

**PROJECT STATE 1111-1111**

**PROJECT ZIP 1111-1111**

**PROJECT COUNTY 1111-1111**

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