



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

**THURSDAY, NOVEMBER 2, 2006 – 7:00 P.M.**

**SENIOR CENTER  
HOLLY GREEN PLAZA  
391 NORWICH-WESTERLY ROAD  
NORTH STONINGTON, CT 06359**

## AMENDED AGENDA

**1. CALL MEETING TO ORDER:**

**2. ROLL CALL:**

**3. ADDITIONS TO THE AGENDA:**

**4. PUBLIC COMMENT:**

**5. PUBLIC HEARINGS:**

**A. RE-SUB #06-146** (*Gillis 2-Lot Re-Sub*) Application of Kenneth Gillis, 53 Mains Crossing Road, North Stonington, CT 06359 for a 2-Lot Re-Subdivision on property located approximately 600 +/- feet south of the intersection of Norwich-Westerly Road (Rte. 2) & Mains Crossing Road, North Stonington, CT 06359. Tax Map #101/2732, Lot #06/7570 (*PH opened on 10/05/06 & continued to 11/02/06; Received on 8/03/06 & PH must close on or by 11/07/06*)

**B. SPEC #06-164** (*Home Occupation*) Application request of D'Arcy Cleveland, 214 Clarks Falls Road, North Stonington, CT 06359 for a Special Permit under Section 704 to run a Construction Business with on site storage of construction equipment at property located at 214 Clarks Falls Road, on the west side, approximately 3000' north of the intersection of Providence-New London Turnpike and Clarks Falls Road (Rte. 216). Tax Map #105/2752, Lot #85/4399 (*PH set for 11/02/06; Received on 10/05/06 & PH must close on or by 12/05/06*)

**C. SUB #06-115, SPEC #06-116** (*Lime Kiln Woods*) Application of Amos Lake Development, L.L.C., 3416 Bargaintown Road, Egg Harbor Township, NJ 08234 for Special Permit Subdivision. The proposal is for an 11-lot subdivision of property using development flexibility under Section 510. The property is located on the easterly & westerly sides of Hollowell Road and on the southwesterly side of Northwest Corner Road at the intersection of the southeasterly line of

Hollowell Road with the Southwesterly line of Northwest Corner Road, North Stonington, CT 06359. Tax Map #32/2714, 2715, Lot #50/68, 1546, 1546A, 4376, 4376A  
*(PH opened on 8/03/06 & continued & extended to 9/07/06 & 10/12/06; Received on 6/08/06 & PH must close on or by 11/09/06)*

**6. COMMISSION REVIEW:**

**SP #06-167 (Site-Plan)** Application of Boondocks, 411C (417) Norwich-Westerly Road, North Stonington, CT 06359 to amend existing Site Plan for outdoor storage of boats and to add a detached 10 x 10 walk-in freezer as an accessory structure at property located at 411C (417) Norwich-Westerly Road. Tax Map #101/2732, Lot #25/7715 *(Commission review set for 11/02/06; Received on 10/05/06 & Commission must act on or by 12/07/06)*

**7. PENDING APPLICATIONS:**

**SUB #06-085, SPEC #06-086 & SPEC-APZ #06-088 (Shunock River Estates II)** Application of Joseph Mascaro, Raymond Trebisacci, Stephen Reck & Steven Bossie, 53 Oshwigochie Hills Road, Niantic, CT 06357 for a Special Permit Subdivision with proposed Stormwater retention basins in the Aquifer Protection Zone. The proposal is for a 12-lot subdivision of property using development flexibility under Section 510, located behind 126 Babcock Road, one mile east on Babcock Road from the intersection of Wyassup Road and Babcock Road. The property is located on the South side of Babcock Road. Tax Map #110/2742, Lot #31/8197. The Public Hearings for these applications will be heard concurrently. *(PH opened on 7/06/06 & continued & extended to 8/10/06, 9/14/06, 10/05/06 & 10/12/06; Received on 5/04/06 & Commission must act on or by 12/14/06)*

**8. NEW APPLICATIONS:** None

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

ZEO Enforcement Report/September

**10. NEW BUSINESS:**

Bond release request of Blue Lake, L.L.C. for Andersen Estates, Phase II

**11. OLD BUSINESS:**

Action regarding life use request of the Field's at 108 Blue Lake Drive

**12. PLANNING ISSUES & DISCUSSION:**

**A.** Schedule of Meeting for 2007

**B.** Ad-Hoc Committee

See Correspondence #11 & #12 pertaining to Ad-Hoc

The next Planning & Zoning Ad-Hoc Committee meeting date for November needs to be determined.

**C.** NEMO Task Force Update

**D. Upcoming P&Z Workshops**

11/09/06: Philip J. Katz requesting a workshop for Signal Hill Subdivision, Jeremy Hill Road

12/07/06: Paul T. Liistro requesting a workshop for a parcel of land on Rt. 216 which contemplates a mixed use of senior housing, commonly known as active adult; non-age restricted residential housing and equestrian activities being presented by Ann Renehan.

**13. CORRESPONDENCE:**

**14. REVIEW MINUTES:**

Review minutes of Workshop & Regular Meeting of 10/12/06 and Special Meeting of 10/23/06

**15. ADJOURNMENT:**

G. Russell Stewart, III, Chairman  
Planning & Zoning Commission