



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, AUGUST 10, 2006 – 7:00 P.M.

**NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359**

AGENDA

1. CALL MEETING TO ORDER:

2. ROLL CALL:

3. ADDITIONS TO THE AGENDA:

4. PUBLIC COMMENT:

5. PUBLIC HEARINGS:

A. SUB #06-112 (*Howard 2-Lot Subdivision*) Application of Eric Howard, Box 66A, Billings Lake Road, North Stonington, CT 06359 for a 2-lot subdivision on property located at 53 Reutemann Road, approximately 3,200 feet past the intersection of Wyassup Road on the northern side of the street, North Stonington, CT 06359. Tax Map #102/2742, Lot #07/4849 (*PH opened on 7/06/06 & continued to 8/03/06 & 8/10/06; Received on 6/01/06 & PH must close on or by 8/10/06*)

B. RE-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 Re-Subdivision with proposed Stormwater retention basins in the Aquifer Protection Zone. The proposal is for a 12-lot re-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 to 8/10/06; Received on 5/04/06 & PH must close on or by 8/10/06*)

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
(NO ACTION NEEDED; PH opened on 8/03/06 & continued to 9/07/06; Received on 6/08/06 & PH must close on or by 9/07/06)

D. RC #06-137 (Regulation Change) Application of the North Stonington Planning & Zoning Commission, New Town Hall, 40 Main Street, North Stonington, CT 06359 to delete Section 611.1 pertaining to Interior Building Lots & 710 pertaining to Mobile Home Parks. To remove, modify & replace Section 728 pertaining to Accessory Apartments. Modify Section 403.1, Table of Use Regulations of the Zoning Regulations. *(NO ACTION NEEDED; PH set for 9/07/06; Received on 7/20/06 & Commission can act on as their schedule permits)*

E. 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 *(NO ACTION NEEDED; PH set for 10/05/06; Received on 8/03/06 & PH must close on or by 11/07/06)*

6. COMMISSION REVIEW:

IBL #06-131 (Interior Building Lot) Application of Karen Stanley/Melissa & John Miner, 304 Pendleton Hill Road, North Stonington, CT 06359 for an Interior Building Lot on property located at 304 Pendleton Hill Road. Tax Map #103/2742, Lot # 84/4755
(Commission Review set for 8/10/06; Received on 7/06/06 & Commission must act on or by 9/07/06)

7. PENDING APPLICATIONS:

SPEC #06-038 (Special Permit) Application of the North Stonington Little League Association, Inc., c/o Jacques Parenteau, P.O. Box 419, North Stonington, CT 06359 to construct a Little League complex with associated site improvements. Property located on Swantown Hill Road, approximately 1 mile from Norwich-Westerly Road (Rt. 2) on the north side of Swantown Hill Road, North Stonington, CT 06359. Tax Map #77/2723, Lot #64/2993A *(PH continued to & closed on 7/20/06; opened on 5/04/06 & continued to 6/01/06 & 7/20/06; Received on 4/06/06 & Commission must act on or by 9/21/06)*

8. NEW APPLICATIONS:

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

ZEO Report/July

10. NEW BUSINESS:

11. OLD BUSINESS:

12. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

The next Planning & Zoning Ad-Hoc Committee meeting is scheduled for August 31, 2006 at 6:00 p.m. at the New Town Hall, Conference Room

B. NEMO Task Force Update

13. CORRESPONDENCE:

14. REVIEW MINUTES:

Review minutes of Regular Meeting of 7/20/06 & 8/03/06

15. ADJOURNMENT:

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