



Town of  
North Stonington, CT

**SPECIAL MEETING**

of

**The Planning & Zoning Ad-Hoc Committee**

**THURSDAY, JUNE 22, 2006 - 6:00 P.M.**

**New Town Hall  
Conference Room  
40 Main Street  
North Stonington, CT 06359**

**Minutes Approved ~ July 27, 2006**

**1. CALL MEETING TO ORDER:** COG Consulting Planner Matthew Davis called the Special Meeting of the Planning & Zoning Ad-Hoc Committee to order at 6:03 p.m. in the New Town Hall, Conference Room.

**MEMBERS PRESENT:** Vilma J. Gregoropoulos & Elaine Boissevain-Planning & Zoning Commission, Joseph Siner-Economic Development Commission, Pat Turner-Conservation Commission (7:00 p.m.), and Nicholas Mullane-1<sup>st</sup> Selectman

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Sr. Planning & Zoning Official Craig Grimord, Administrative Assistant Cheryl Konsavitch and Contracted SCCOG Planner, Mathew Davis

**2. REVIEWS AND APPROVAL OF MINUTES:** None

**3. COMMITTEE ADMINISTRATION:**

- a. Initial Charge for the Ad-Hoc Committee
- b. Officers/No Officers
- c. Meeting Schedule and FOIA
- d. PZC Communications
- e. Public and Staff Communications
- f. Media Communications

## **g. Creation, Review and Dissemination of Work Product**

The committee members decided not to elect officers. The initial charge for the committee is per the PZC directive on 6/15/06. Unless otherwise necessary, meetings will be held the 4th Thursday at 6:00 pm. The committee staff will prepare a brief written report to the PZC for each committee meeting. It was agreed that public communication would be through staff in writing and that participation in committee work sessions would be limited to committee members and their staff. Mr. Grimord will be the principal media contact, but draft work product should not be disseminated. Drafts when ready will be forwarded to the full PZC. It was noted that the meetings are posted and open to the public and to the media.

## **4. DISCUSSION OF RESIDENTIAL DEVELOPMENT FORMS:**

- a. Current Practices/Regulations**
- b. C&D Plan Goals and Objectives**
- c. Potential Options/Concepts to Evaluate**

Mr. Davis provided a staff memo that listed the types of uses permitted in the residential zones, and subject to what permitting process. The members agreed to review the list and provide some input at the next ad hoc committee meeting. Review of existing and potential design standards was largely deferred until a future meeting. The committee discussion generally concerned whether or not the types of uses currently allowed in the locations allowed were effective in helping the Town achieve C&D Plan objectives.

## **5. INITIATE ANALYSIS OF SOUTHEAST SUB-AREA:**

- a. Study Area Boundaries**
- b. Existing Natural Attributes (opportunities/constraints)**
- c. Existing Man-Made Attributes (opportunities/constraints)**
- d. Active and/or Near-Term Development Projects**
- e. Past Plans/Studies**
- f. C&D Plan Goals/Objectives**
- g. Current Practices and Regulations**
- h. Issue Identification**
  - i. Rotary**
  - ii. Exit 92**
  - iii. Exit 93**

Using a large format USGS topo and the zoning map, committee members began to review and evaluate opportunities and constraints in the southeast sub area. Discussion included past and present development proposals, past planning studies, utility limitations and opportunities, present land uses, environmental features, land ownership and other relevant attributes. The committee generally identified areas within this section of town that might be considered for revised zoning treatment, including where design districts might be appropriate and effective, where current permitted uses might be outdated, and other considerations. Mr. Davis agreed to prepare a summary of the discussion, as well as some ideas on potential options.

**6. DETERMINE NEXT SPECIAL MEETING DATE AND AGENDA ITEMS:**

The next scheduled meeting of the Planning & Zoning Ad-Hoc Committee is scheduled for Thursday, July 27, 2006 at 6:00 p.m. in the New Town Hall, Conference Room, 40 Main Street, North Stonington, CT 06359. *(The P&Z Ad-Hoc Committee meets the 4<sup>th</sup> Thursday of each month)*

**7. REPORT TO PZC ON 6/22/06 RESULTS AND NEXT SPECIAL MEETING AGENDA:**

Mr. Davis will draft a report for staff to send to the Planning & Zoning Commission.

**8. ACKNOWLEDGE PUBLIC/OTHER WRITTEN COMMUNICATIONS: None**

**9. ADJOURNMENT:**

**MOTION by V. Gregoropoulos, SECOND by E. Boissevain to adjourn the Special Meeting of the Planning & Zoning Ad-Hoc Committee at 8:17 p.m.**

Respectfully Submitted,

Matthew J. Davis, AICP  
Senior Planner  
SECCOG