



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

## REGULAR MEETING

**THURSDAY, JULY 20, 2006 – 7:00 PM**

**North Stonington Elementary School  
Multi-Purpose Room  
311 Norwich-Westerly Road  
North Stonington, CT 06359**

### Minutes Approved ~ August 10, 2006

**1. CALL MEETING TO ORDER:** Chairman G. Russell Stewart, III called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, July 20, 2006 at 7:06 p.m. in the North Stonington Elementary School, Multi-Purpose Room.

**COMMISSIONERS PRESENT:** G. Russell Stewart, III, Chairman, Vilma J. Gregoropoulos, Vice-Chairman, Anne H. Nalwalk, Elaine Boissevain, Louis E. Steinbrecher (7:18 p.m.) and Alternate Member Duncan Schweitzer, Charles Elias (7:08 p.m.) and Susan Grufstedt

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Sr. Planner & Zoning Official Craig Grimord and Administrative Assistant Cheryl Konsavitch

**2. ADDITIONS TO THE AGENDA:** None

**3. PUBLIC COMMENT:** None

**4. PUBLIC HEARINGS:**

**A. SUB #06-118 (Cooper Subdivision)** Application of Richard Cooper, 58 Wintechog Hill Road, North Stonington, CT 06359 for a 2-lot Subdivision on property located at 58 Wintechog Hill Road, approximately 2000 feet west of Mains Crossing Road & Wintechog Hill Road, on the north side of Wintechog Hill Road. Tax Map #100/2722, Lot #96/3711. (*PH set for 7/20/06; Received on 6/07/06 & PH must close on or by 8/22/06*)

Vice-Chairman Gregoropoulos read the application into the record.

Seated: R. Stewart, V. Gregoropoulos, A. Nalwalk, E. Boissevain, S. Grufstedt for L. Steinbrecher

Mr. Arthur H. Hayward, Jr. of Hayward & Holbrook, representing the applicant, gave the presentation.

Mr. Hayward stated this is a 2-lot subdivision of 44 acres in the R80/R60 zone and there is currently an existing single-family residence on the parcel. A 790' access drive is proposed that crosses onto Lot #1 for the proposed new lot, which will consist of 4.51 acres. Mr. Hayward stated they have received Wetlands approval and no Open-Space is proposed as the applicant meets the exemption requirement of CGS Section 8-25 in that the new lot is to be for an immediate family member for no consideration.

Chairman Stewart addressed the memo of 6/19/06 containing the Fire Chief's 4 comments. Mr. Hayward stated he has addressed the 4 items on the plans.

Chairman Stewart asked Mr. Hayward to address ZEO Grimord's memo of 7/20/06 pertaining to the plan corrections. Mr. Hayward stated he had no problem putting them on the plan.

The Commission discussed the Fire Chief's comments pertaining to the Commission requiring residential sprinkler systems as part of a requirement for all homes more than 600' travel distance from a State/Town Road.

Vice-Chairman Gregoropoulos read from ZEO Grimord's memo of 7/20/06 pertaining to the issue of the Fire Chief's memo regarding residential sprinkler systems.

Mr. Hayward discussed this with the applicant and they stated they have no problem doing this. The Commission also suggested that the subdivision plans are only conceptual and if they move the house to within 600', a residential sprinkler system would not be needed.

Chairman Stewart asked if there were any questions or comments from the public pertaining to this application. There were none.

Chairman Stewart asked if there was anyone from the public speaking in favor of this application. The following person spoke:

Ann Brown, Mystic Road

Chairman Stewart asked if there was anyone from the public speaking against this application. There were none.

**MOTION by V. Gregoropoulos, SECOND by E. Boissevain to close the Public Hearing on SUB #06-118. MOTION CARRIED UNANIMOUSLY.**

**MOTION by V. Gregoropoulos, SECOND by S. Grufstedt to waive Section 6.6.4-Open Space Dedication of the Subdivision Regulations as the applicant meets the exemption requirement of CGS Section 8-25 in that the transfer of land is to be to an immediate family member for no consideration. MOTION CARRIED UNANIMOUSLY.**

**MOTION by V. Gregoropoulos, SECOND by E. Boissevain to approve SUB #06-118 with the following modifications:**

**PLAN CORRECTIONS:**

1. Show a 100' radius to the existing well on Lot #1.
2. Correct the spelling of the word "rectangle".
3. Show a conceptual primary and reserve septic system on lot #2.
4. Show the limits of disturbance for the new house lot.
5. Show emergency vehicle "turnouts" on the access drive where line of site is lost.

**NOTES TO BE ADDED TO THE PLANS:**

1. "A waiver to SR section 6.6.4-Open Space Dedication, has been granted by the Commission as the applicant meets the exemption requirement of CGS Section 8-25 in that the transfer of the new lot is to be to an immediate family member for no consideration."
2. "Access drive to be constructed and maintained to a minimum 15' width and unobstructed 17' height for its entire length."
3. "The Town of North Stonington shall not be required to, nor be held liable, for providing emergency services to those properties/residences where access widths, heights, or general travel surfaces are allowed to deteriorate below the minimum dimensions and standards described on this plan."
4. "A "Residential Sprinkler System" is required if the new home is located more than 600' travel distance from the Town Road."

**MOTION CARRIED UNANIMOUSLY.**

**B. 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 7/20/06; opened on 5/04/06 & continued to 6/01/06 & 7/20/06; Received on 4/06/06 & PH must close on or by 7/20/06*)

Secretary Steinbrecher read the application into the record.

Seated: V. Gregoropoulos, R. Stewart, L. Steinbrecher, A. Nalwalk, D. Schweitzer seated for E. Boissevain

Recused: E. Boissevain, S. Grufstedt

Atty. Jacques Parenteau representing the Little League along with Tom Suedmeier and Tim Boss were present for this application.

Atty. Parenteau went over the revised plans and stated that what they are proposing is consistent with the Towns Plan of Conservation and Development. Atty. Parenteau stated that the issues of most concern to the Commission at the last Public Hearing dealt with parking, traffic and game play. Atty. Parenteau stated the plan is compliant with ZEO Grimord's comments and now reflects the buffer areas, landscaping and setbacks as required. Atty. Parenteau stated the parking now provides for 131 spaces and North Stonington has less than 200 kids in the league. Atty. Parenteau stated they would like to be able to stagger the games to alleviate any parking issues and that is why lighting is important at this complex.

Atty. Parenteau submitted a Traffic Investigation Report (Exhibit B) which consisted of observing existing traffic patterns at Pawcatuck Little League Fields and at several intersections along Norwich-Westerly Road including Swantown Hill Road and Cossaduck Hill Road which he discussed with the Commission.

The Commission asked questions pertaining to traffic flow, impact and safety on Swantown Hill Road, lighting, sound, security issues and size and height of fencing.

Chairman Stewart stated that the traffic concerns tonight seem to be about Route 2 and not at the site of the ball fields and stated that Section 702.1c of the Zoning Regulations states that the Commission has to find that transportation services are adequate and no traffic congestion or undo traffic generation will result from the facility will impact the local welfare and safety of the motoring public.

Vice-Chairman Gregoropoulos stated she would like to see something on the plan, or in the notes, that requires the Little League to have traffic officer's at the times that will generate more than average traffic.

Mr. Suedmeier stated that 95% of the season would not have any affect on traffic. ZEO Grimord stated that the Commission is asking the Little League to set their own limits or the Commission will do it and they may not like them.

A. Nalwalk asked if the field would be used for any other events. Atty. Suedmeier stated the fields would be used for only baseball and baseball related events. ZEO Grimord stated the language should be tightened up to specify this.

The Commission discussed lighting and Atty. Parenteau stated that the games would not go later than 10:30 p.m. Atty. Parenteau stated the Little League is asking for a waiver for the height of the light poles to 80 feet.

A representative from Musco Lighting showed sketches of the light fixtures and explained that the higher fixture provided for the safety of the players as the glare coming off the fixture is reduced.

The Commission had some questions on the lighting.

Chairman Stewart stated that Mr. & Mrs. Borden have submitted a letter to the Commission dated May 30, 2006 that asked that there be no outside field lighting from April 1<sup>st</sup> to October 31<sup>st</sup> after 10:30 p.m. and that there be no outside lighting anytime from November 1<sup>st</sup> to March 31<sup>st</sup>. The applicant agreed to this.

Chairman Stewart stated that if the Commission has any concerns about any of the waivers the applicant is requesting to please comment now, so as to give the applicant some direction. Chairman Stewart stated that Section 806-m is something the Commission does all the time and he does see any problem with that one. The Commission discussed Sections 808.7, 808.12a, 806i and 808.11 pertaining to landscaping and lighting.

ZEO Grimord asked a question regarding the Sr. Field and noted that on the 3D depiction, they show a higher backstop at home plate and the plan calls for a 4 ft. fence. ZEO Grimord stated that an 8 ft. backstop would be in the setbacks, from the very first plan that came in, the applicant stated there would be no high fences within the setbacks.

The Commission discussed the backstop issue as to whether it is considered a structure.

R. Stewart, V. Gregoropoulos and L. Steinbrecher did not believe a backstop was a structure. C. Elias felt the backstop was a structure.

Atty. Parenteau stated the plan states a 4 ft. fence or they can use a portable backstop. It is no longer an issue. They can go to the Zoning Board of Appeals and try to get a variance for an 8 ft. permanent backstop.

Chairman Stewart asked if there were any questions or comments from the public pertaining to this application.

Ann Brown, Mystic Road asked where the advertising on the fence would be. The applicant stated the advertising would be on the inside of the fence and if it were visible from the road it would not be allowed. Ms. Brown asked to see the location of the scoreboards on the 3D depiction, which Mr. Suedmeier pointed to, and if all the lighting would be 80 feet tall? Mr. Suedmeier stated the Sr. League has asked for 70 and 80-foot light poles and the Little League, which is the two smaller fields, would be 60 feet tall. Ms. Brown also asked about the property lines and who owns the trees. Mr. Suedmeier stated there would be a buffer of trees on both properties. Ms. Brown was also concerned about over flow parking and Mr. Suedmeier stated they would gate a field and put overflow parking on it. He stated that over flow parking would only be a concern on opening day from 12:00 to 1:00 p.m. for the opening ceremony and then the games would be staggered. Ms. Brown also asked if the lighting was designed with trees and the applicant stated they were.

Chairman Stewart asked what the applicant would do to contain cars so they would not park anywhere. ZEO Grimord stated a split rail fence would be adequate to contain the cars and a note on the plan to that effect should be added.

The Commission also asked about irrigation of the fields and about the location of the handicap parking. The applicant stated there would be a below ground sprinkler system.

Chairman Stewart asked if there was anyone from the Public speaking in favor of this application. The following person spoke:

Ann Brown, Mystic Road

Chairman Stewart asked if there was anyone from the Public speaking against this application. There were none.

Atty. Parenteau submitted (Exhibit C) a petition in favor of the application for the record.

Ann Brown read a letter into the record from the Borden's dated 5/30/06 and Secretary Steinbrecher read a 7/20/06 letter from the Borden's into the record.

The Commission recessed from 9:20 to 9:38 p.m. to allow the applicant to draft language pertaining to traffic safety.

Atty. Parenteau read into the record the following proposed language regarding the traffic issue. "The North Stonington Little League will provide traffic control as required by the Town of North

Stonington's Traffic Officer for Opening Day, Annual Picnic and all events where it is expected there will be equivalent intensity of use for events other than the Annual Picnic and Opening Day and where there is an expectation or equivalent intensity of use, North Stonington Little League will provide reasonable, adequate advanced notice to the Town of North Stonington's Traffic Officer."

The Commission stated they would have their Attorney look at the language.

Chairman Stewart asked Atty. Parenteau to submit a picture of their 3D depiction for the record.

**MOTION by V. Gregoropoulos, SECOND by D. Schweitzer to close the Public Hearing on SPEC #06-038. MOTION CARRIED UNANIMOUSLY.**

**C. 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 (**NO ACTION NEEDED**; *PH set for 7/06/06 & continued to 8/03/06; Received on 6/01/06 & PH must close on or by 8/08/06*)

**D. 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 set for 8/03/06; Received on 6/08/06 & PH must close on or by 9/05/06*)

**E. 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. (**NO ACTION NEEDED**; *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*)

Secretary Steinbrecher read Items C-E into the record and stated no action was needed.

## **5. 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 (**NO ACTION NEEDED**; *Commission Review set for 8/10/06; Received on 7/06/06 & Commission must act on or by 9/07/06*)

Secretary Steinbrecher stated no action was needed on this item.

## **6. PENDING APPLICATIONS:** None

**7. NEW APPLICATIONS:**

**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. *(Receive on 7/20/06 & Commission to set for PH as their schedule permits)*

The Commission set the Public Hearing on **RC #06-137** for September 7, 2006.

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

**9. NEW BUSINESS:** None

**10. OLD BUSINESS:** None

**11. PLANNING ISSUES & DISCUSSION:**

**A. Ad-Hoc Committee**

The Ad-Hoc Committee scheduled for July 27, 2006 at 6:00 p.m. at the New Town Hall, Conference Room

**B. NEMO Task Force Update**

Vice-Chairman Gregoropoulos stated that the Commission's contracted Planner, Matt Davis will be talking to John Rozum of NEMO.

**12. CORRESPONDENCE:**

The Commission went over the correspondence in their folders.

**13. REVIEW MINUTES:**

Review minutes of Regular Meeting of 7/06/06

**MOTION by E. Boissevain, SECOND by L. Steinbrecher to approve the Regular Meeting minutes of 7/06/06 with the necessary corrections. MOTION CARRIED UNANIMOUSLY.**

**14. ADJOURNMENT:**

**MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to adjourn the meeting at 9:50 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant  
Planning & Zoning Office