



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, DECEMBER 14, 2006 – 7:00 PM

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

Minutes Approved ~ January 4, 2007

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, December 14, 2006 at 7:00 p.m. at the New Town Hall, Conference Room.

COMMISSIONERS PRESENT: G. Russell Stewart, III, Chairman, Vilma Gregoropoulos, Vice-Chairman, Louis E. Steinbrecher, Secretary, Anne H. Nalwalk, Elaine Boissevain and Alternate Members Charles Elias and Duncan Schweitzer

COMMISSIONERS ABSENT: Alternate Member Susan Grufstedt

STAFF PRESENT: Sr. Planner & Zoning Official Craig Grimord, Administrative Assistant Cheryl Konsavitch and Consulting Planner from SCCOG Jamie Rabbitt

2. **ADDITIONS TO THE AGENDA:**

ZEO Grimord asked to amend the agenda on Item #7, Pending Applications to put item b before a.

MOTION by V. Gregoropoulos, SECOND by A. Nalwalk to amend the agenda to put b before a under Pending Applications. MOTION CARRIED UNANIMOUSLY.

3. **PUBLIC COMMENT:** None

4. **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, 11/09/06 & 12/07/06 & 12/14/06; Received on 8/03/06 & PH must close on or by 12/14/06*)

Secretary Steinbrecher read the application into the record.

Seated: R. Stewart, V. Gregoropoulos, E. Boissevain, A. Nalwalk

Mr. Ken Gillis was present for this application.

Mr. Gillis had gone over his revised plans at the 12/07/06 meeting but the Inland Wetlands Commission has not yet acted on the application. Mr. Gillis received Wetlands approval of his proposal at their 12/13/06 meeting.

MOTION by V. Gregoropoulos, SECOND by E. Boissevain to close the Public Hearing on RE-SUB #06-146. MOTION CARRIED UNANIMOUSLY.

MOTION BY V. Gregoropoulos, SECOND by E. Boissevain to approve RE-SUB #06-146 with the following modifications:

- 1. Correct the Zoning Conformance Block to reflect a 50' front yard setback requirement for an Interior Lot. Add the lot area requirement for an Interior Lot.**
- 2. Correct the front yard setback line depicted on page two of the plans to reflect the 50' requirement.**
- 3. Remove the Inland Wetlands Commission sign-off block from all pages of the plans.**
- 4. Add the following note to the plans: "A signed and sealed letter from a licensed surveyor stating that all lot boundary corners have been set per Section 7.1.1 and the Open Space/Conservation Easement corners and markers have been permanently delineated in the field per the approved Open Space/Conservation Easement language, is required before the issuance of a Zoning Compliance Permit for individual lot development."**

MOTION CARRIED UNANIMOUSLY.

B. SUB #06-185 (*Wintechog Hill Subdivision*) Application of Peter C. Gardner/Green Falls Associates, L.L.C. for a 2-Lot Subdivision on property located on the north side of Wintechog Hill Road approximately 800 feet northwest of intersection of Rt. 201 and Wintechog Hill Road, North Stonington, CT 06359 Tax Map #101/2732, Lot #04/7287
(*PH scheduled to open on 12/14/06; Received on 11/09/06 & PH must close on or by 1/16/07*)

Secretary Steinbrecher read the application into the record.

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

Secretary Steinbrecher read a letter from Mr. Gardener requesting a continuance.

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to continue the Public Hearing on SUB #06-185 to 1/11/07. MOTION CARRIED UNANIMOUSLY.

5. 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 1/14/07*)

Secretary Steinbrecher read the application into the record and then recused himself for this application.

Seated: R. Stewart, V. Gregoropoulos, A. Nalwalk, E. Boissevain

Mr. Rabbitt went over his memo regarding this application and discussed it with the Commission. Mr. Ketelhut will be present for the 1/04/07 meeting.

6. PENDING APPLICATIONS:

B. 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, 11/02/06 & closed on 11/09/06; Received on 6/08/06 & Commission must act on or by 1/13/07*)

Secretary Steinbrecher read the application into the record.

A. Nalwalk recused herself.

Seated: E. Boissevain, C. Elias for A. Nalwalk, V. Gregoropoulos, R. Stewart, L. Steinbrecher

The Commission went over ZEO Grimord's memo and deliberated on the application.

A. 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 & closed on 10/12/06; Received on 5/04/06 & PH must close on or by 12/14/06*)

The Planning & Zoning Commission has reviewed and held Concurrent Public Hearings for the referenced applications for a Special Permit 12-Lot Subdivision using development flexibility of Section(s) 509 & 510 of the Zoning Regulations. The Commission has acted in the following manner on the applications submitted:

SPECIAL PERMIT #06-086

The applicant has submitted (9/19/06) the following requests for relief from the Zoning Regulations:

1. Section 509.5a, to decrease the minimum lot size requirements for lots #7, 9 & 10.
2. Section 509.5b, to decrease the minimum buildable area requirement for lots #7, 9, 10 & 13.
3. Section 509.5c, to modify the definition or dimensions of “buildable area” on lots # 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15.

It is the opinion of the Commission, those modifications and revisions made by the applicant to the initial submission have resulted in a subdivision of exemplary design that preserves a significant amount of Open Space (78%) that augments existing areas of Open Space and includes preservation of a significant portion of the Shunock River watercourse. Those modifications included a reduction in the overall lot sizes, expansion of the dedicated Open Space to meet the proportionality requirements of the regulations (Private Open Space of 26 ac & Public Open Space of 69ac), and a reduction in the overall “Shared Drive” length (1,200’) to enhance access for emergency vehicles. The shared drive has been designed to follow the natural topography of the land and is the minimum length necessary to achieve the “entitlement” lot yield while also meeting the open space objectives of the regulations. The use of a shared drive preserves the “rural character” of the area and eliminates the construction of new Town Roads. The applicant has also included areas of native plantings on sloped areas and agreed to include several conservation, rural character and public safety provisions on the plans and in the bylaws of the Common Interest Community that will benefit the community as a whole..

Based on the above opinion, the Commission finds (Per Section 509.2) that there will be a significant community benefit resulting from the additional Open Space preserved and the protection of the Shunock River watercourse. This valuable resource will be available to the Public via a connection to a Town Road and will add substantially to the existing open space already preserved along the river corridor. An appropriate natural buffer will be provided to the existing residential development in the area of the rear setbacks of lots 11, 12 & 13, as noted on the final plans.

The Commission has considered the following relief in order to achieve the goals, purpose and intent of the “Open Space” subdivision concept established in the Regulations and the Plan of Conservation and Development:

1. To lot #7, a 20% reduction to the minimum lot area requirement of the R-80 Zone, lot # 9 a 13% reduction and lot #10 a 15% reduction. It has been demonstrated that these lots can provide for septic disposal and a potable water supply.
2. To lots #7, 9, 10 & 13 relief is granted to reduce the amount of “buildable” area required to be located inside the setback requirements, irrespective of the geometry of the required area. **The Commission believes that relief should not be granted to reduce the minimum 40,000 square foot of contiguous buildable area required per lot in the R-80 Zone. As noted in the record, septic systems and wells are not subject to the building setback requirements, and lots #9 & #10 have additional restrictions in that they are configured as “corner lots”**

3. Relief is granted to lots #6-11 & #13-15 to reduce the minimum rectangle side length (two of four sides only) required within the setbacks **but not to alter the basic geometry of this requirement (a rectangle 100% comprised of buildable area within the setbacks).**
4. Relief is granted to reduce the amount of buildable area located within the required rectangle located within the setbacks for lots #6-15.

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to grant the relief requested for the lots noted above. MOTION CARRIED UNANIMOUSLY.

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to approve Special Permit #06-086 for the reasons outlined above, the stipulations listed below and based on the findings as outlined in Section 702.1 of the Zoning Regulations:

Stipulations:

1. The following notes are to be added to the final plans:
 - a. "Failure to maintain the shared drive per the approved plans shall constitute a violation of the Zoning Regulations subject to enforcement measures." (ZR 508.6 (f))
 - b. "The "Shared Drives" shown on the final plans are not to be paved except where shown on the approved plans. Curbing is prohibited."
 - c. "Any and all changes to the "Shared Drives" shown on the approved plans shall require review and approval of the Planning & Zoning Commission."
 - d. "Stonewalls and old growth trees (24" DBH or greater) shall be preserved to the maximum extent possible."
 - e. "The rear setback areas of lots #11, 12 & 13 are to remain undisturbed to provide a wooded buffer to the abutting residential property." (The deeds for these lots are to reflect this condition.)
 - f. "No impediments to wildlife travel shall be permitted along the northerly boundary of Lot #11 and the southerly boundary line of lot #13."
 - g. "The use of pesticides, herbicides, fungicides and fertilizers in the Community Open Space and all common areas controlled by the Home Owners Association is prohibited. The planting of "invasive species" is also prohibited in these areas."
2. The minimum width of the travel way of the shared drive shall be reduced to the minimum 15 foot requirement of Section 508.6e-2. (Final Plans to be revised to reflect this change)
3. Final plans are to include a chart of the relief granted to each lot by the Planning & Zoning Commission under this Special Permit.
4. The final plans are to show a "Streetscape Easement" over the shared drive in favor of the Town, and language to that affect is to appear in the Declaration and lot deeds.
5. The "Common Interest Ownership Agreement" for the "Community Open Space" is to be filed in the Land Records.
6. The legal documentation supplied with this application is to be modified or amended where appropriate to reflect the following:
 - a. To reflect the changes and recommendations of Attorney Carey in his memos of 9/14/06 and 10/10/06.
 - b. Article VI, Section 6.1 and 26.2(w) of the declaration is to be modified to remove all reference of the Town of North Stonington as it pertains to succession of the common interest ownership and maintenance requirements.
 - c. Add to the document, where appropriate, that "No road salt shall be used on the "Shared Drives."

- d. Add to the document, where appropriate that “Unnecessary exterior lighting, i.e. architectural or landscape lighting, shall be prohibited.”
- e. Add to the document, where appropriate that “Stonewalls and old growth trees (24” DBH or greater) shall be preserved to the maximum extent possible.”
- f. Add to the document, where appropriate that “The use of pesticides, herbicides, fungicides and fertilizers in the Community Open Space and all common areas controlled by the Home Owners Association is prohibited. The planting of “invasive species” is also prohibited in these areas.”
- g. Add to the document, where appropriate “per the Special Permit issued by the North Stonington Planning & Zoning Commission and the approved plans.”
- h. Add to Article VIII (b) of the Declaration, “as permitted by the Town of North Stonington Zoning Regulations.”
- i. Modify Article X of the Declaration as follows:
 - 1. Section 10.1, Use and Occupancy Restrictions. Subject to the Town of North Stonington Zoning Regulations, Special Permit conditions and the approved plans and...”
 - 2. Section 10.1 (k), remove the statement “unless waived...physical limitation.”
- j. Amend Article XIX Section 19.2 of the declaration to provide for a “Start up amount” for common expenses based on two years of maintenance per estimate from the Town Engineer (\$20,000).

FINDINGS:

- a. That the proposal is adequately served by a sufficient water supply, and the sanitary facilities will function without pollution.

The proposal is for the creation of a 12- lot subdivision for single-family residential use. The water supply and septic facilities will be reviewed and approved by the Sanitarian at the time of lot development. Submitted Public Heath Code form #2 for each house site, by the applicants’ engineer, has indicated that the soils are adequate to support a 4-bedroom houses on all lots.

- b. That the public is fully protected by fire, safety, and security equipment; and that the use and/or structure are designed to eliminate hazards.

The shared driveway has been designed to accommodate access for emergency vehicles and a note has been added to the plans relieving the Town and/or the Fire Company of liability for providing emergency services should the conditions of the access drive fall below the required standards shown on the plans. The applicant has followed the recommendations of the Fire Company in that all of the proposed new homes on the “Shared Drive” are required to have approved residential sprinkler systems.

- c. That transportation services are adequate and no traffic congestion or undue traffic generation will result that would cause a deleterious effect on the local welfare or the safety of the motoring public.

No adverse effects on traffic or safety are foreseen. The applicant is required to construct the sight line improvements approved as part of a previous subdivision application that will become part of this proposal.

- d. That the use and/or structure will be in harmony with the appropriate and orderly development of the zoning district in which it is proposed to be situated, and that it will not be noxious, offensive, or detrimental to the area by reason of odors, fumes, dust, noise vibrations, or appearance.

The subject parcel is zoned for single-family homes. The design of this Conservation Subdivision will add substantially to the existing Open Space in the area and provide significant protection to a large portion of the Shunock River Watercourse. In addition, the design criteria of this subdivision provides for a rural "shared" driveway to access the proposed lots more in keeping with the rural character of North Stonington.

- e. That no adverse effect will result to the character of the district, property values, historic features, or prosperity of the neighborhood or Town.

The single-family homes that will be built in this subdivision will result in no adverse effect to the character of the R-80 Zone. It is anticipated that property values may increase due to the significant Open Space that will now be available to the area residents and the public. Historic stonewalls and old growth trees are to be protected.

- f. That no deleterious impact on environmental resources will result.

The dedicated public open space will significantly augment the existing holdings of the Avalonia Land Conservancy and protect a significant portion of the Shunock River Watercourse and enhances the value of this public resource to the citizens of North Stonington and the State of Connecticut. (SR Section 6.6.1i) The open space protected reflects the characteristics of the entire parcel as required by SR Section 6.6.2.1.c.

- g. That nothing will impair the public health, safety, and welfare of the people of the Town of North Stonington.

See comment under item b.

- h. That the proposed use and structure conforms to all requirements of the zoning district in which it will be located.

The proposed Single-family homes on residential lots are permitted in the R-80 Zone District. The design of this proposal is specially permitted in the Zone under Section 510 of the Regulations. The applicant has demonstrated that they have met and/or exceeded the design criteria under these regulations and the related subdivision regulations. The perpetual protection of 101 acres of open space significantly exceeds the 60% requirement of the Regulations (ZR Section 510.1b). The open space offered is of high quality and consists of significant upland acreage and a significant portion of the Shunock River waterfront, thus meeting the purpose and intent of these regulations. The proposed structures will be reviewed under a separate application for compliance with the zoning, health and building code requirements.

- i. That all applicable regulations (State, Federal, and local) have been complied with, satisfying all design, procedural, and review requirements.

Approval of this Special Permit/Subdivision implies that the Zoning and subdivision regulations of the Town of North Stonington have been complied with. Final compliance will be in the form of Certificates of Zoning Compliance for the proposed Single-family homes, and certification from the consulting engineer that the shared driveway has been constructed per the plans and specifications.

- j. That the proposed use and/or structure is consistent with the Town Plan of Development.

The proposed use and development is a form of Conservation Subdivision that is highly recommended in the POCD (Pg. 30). This proposal also protects, in perpetuity, a large area of the Shunock River watercourse. (Pg. 42) and avoids potential sprawl. (Pg. 28)

MOTION CARRIED UNANIMOUSLY.

APZ SPECIAL PERMIT #06-088

Based on the application submitted, only one use is subject to an APO special permit. The use is the construction of storm water impoundments (406.3 (b)) or retention ponds. The application and plans indicate a total volume of all the proposed facilities of 38,000 cubic feet. Only one of the five basins proposed exceeds the 5,000 cubic foot minimum. The remaining basins have fairly small capacities. No prohibited uses are proposed. The applicant has indicated that some form of agricultural use may take place on the Community Open Space. The APO regulations regulate agricultural operations as a "Conditional Use". Conditional Uses must comply with Section 406.2 (a) 1 & 2 pertaining to Best Management Practices when submitting for an administrative Zoning Permit.

The design of the proposed basins has been certified by a CT licensed PE and has been reviewed by the Town's consulting PE. The construction of the basins is to be supervised by a PE and reviewed under a Project Inspection Fee agreement by a consulting PE hired by the Town. As-built drawings of the completed facilities are to be provided prior to the release of bonding or the issuance of zoning permits for individual lot construction off the shared drives. The requirements of this APO Special Permit are in addition to any other requirements. The basins that are the subject of this Special Permit must meet the APO requirements separately from any other requirements pertaining to any other facet of these applications.

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to approve the Aquifer Protection Overlay Special Permit with the following conditions:

1. The Homeowner Declaration, individual lot deeds and the approved plans are to contain contingency procedures and records pertaining to accidental spills of groundwater contaminants within the drainage system. An updated notification call list, including the Fire Marshall, D.E.P., Inland Wetlands Enforcement Agent, ZEO and the Home Owners Association President is to be part of this procedure.
2. Spill containment equipment is to be purchased by the Home Owners Association, and kept in a common area accessory structure or at the Association Presidents Home for easy access.

3. The applicant is to provide copies of the “Construction Stormwater General Permit Registration, and any related documents, maps or data, prior to authorization to proceed with site work, including but not limited to land clearing and grading.
4. The drainage areas for each basin are to be delineated on the final plans and the areas noted on the plan.
5. As a form of Stormwater pre-treatment and an aquifer protection area practice, a designated “filter strip” area is to be delineated on the plans, with use restrictions, where there will be overland flow into the wetlands directly from the shared driveway. This strip area should be an undisturbed area of natural vegetation. The Home Owners Association Declaration and/or the individual lot deeds are to have restrictions to prevent these areas from being disturbed.
6. The applicant is to submit “As-Built” plans, certified by a Connecticut licensed Surveyor and or Engineer, of the Stormwater Management Facilities (SR 5.6.7)
7. An administrative “Conditional Use” Zoning Permit (per Section 406.2 (a) is required for any proposed agricultural use of the Community Open Space.

FINDINGS:

Section 702.1 (b) That the public is fully protected by fire, safety, and security equipment; and that the use and/or structure are designed to eliminate hazards.

The Commission has placed conditions on this Special Permit for notification and mitigation for any hazardous conditions that may affect the ground water supply.

Section 702.1 (d) That the use and/or structure will be in harmony with the appropriate and orderly development of the zoning district in which it is proposed to be situated, and that it will not be noxious, offensive, or detrimental to the area by reason of odors, fumes, dust, noise vibrations, or appearance.

The proposed Stormwater systems are unconventional in that they generally use sheet flow, swales and infiltration designs. This design better fits into the design and appearance of the proposed subdivision, promotes “rural character” and provides for a more natural solution to Stormwater concerns without the construction of holding structures.

Section 702.1 (f) That no deleterious impact on environmental resources will result.

The design and review of the proposed basins has been conducted by CT licensed Engineers. The design is such that pollutants will be removed or mitigated by infiltration. These measures have shown to be capable of mitigating potential pollutants from storm water discharge and will not reduce the quality of the groundwater below the more restrictive of Federal or State standards for drinking water.

Section 702.1 (i) That all applicable regulations (State, Federal, and local) have been complied with, satisfying all design, procedural, and review requirements.

Per Condition # 3 of the APO Special Permit, the applicant will be required to provide copies of the Construction Stormwater General Permit Registration, and any related documents, maps or data, prior to authorization to proceed with site work. Certified Asbuilts of the completed facility are also required.

MOTION CARRIED UNANIMOUSLY.

SUBDIVISION #06-085

The applicant has submitted a waiver request (5/23/06) to the requirements of Subdivision Regulations Section 6.6.2.1 (b) and 6.6.2.1 (c) pertaining to the proportionality requirements of the open space dedication.

Several revisions and modifications have been made to the application and plans since the original submission that have addressed this issue. The plans currently under review now meet, and or exceed, the requirements of the cited sections of the Subdivision Regulations. No withdrawal of the waiver request has been made part of the record, therefore:

MOTION by V. Gregoropoulos, SECOND by E. Boissevain to deny the wavier request of 5/23/06 for Sections 6.6.2.1 (b) and 6.6.2.1 (c) of the Subdivision Regulations as the waivers are no longer necessary for compliance with the Subdivision Regulations of the Town of north Stonington. MOTION CARRIED UNANIMOUSLY.

MOTION by V. Gregoropoulos, SECOND by L. Steinbrecher to approve Subdivision Application 06-085, application of Joseph Mascaro, Raymond Trebisacci, Stephen Reck & Steven Bossie of 53 Oshwigochie Hills Road, Niantic CT , with the following modifications necessary to comply with the Zoning and Subdivision Regulations of the Town of North Stonington. MOTION CARRIED UNANIMOUSLY.

1. Remove the signoff blocks for the Inland Wetlands Commission and the Conservation Commission from all pages of the plans.
2. The final plans are to reflect all the plan corrections/additions/deletions cited in the conditions of Special Permit 06-086.
3. Relocate the graphic scale on page #6.
4. Label and show the private shared driveway easement for lots #16 & 17 on page #8. The individual deeds for these lots are to reflect the easement and maintenance agreements for the shared drive.
5. The applicant is to submit “As-Built” plans, certified by a Connecticut licensed Surveyor and or Engineer, of the Shared Driveway prior to issuance of Zoning Permits for individual lot development.
6. The following notes are to be added to the final plans:
 - A. A note is to be placed on the plans where the Community Open Space is shown with the language cited in Subdivision Regulation Section 4.1.1.
 - B. “All Zoning Regulations of the Town of North Stonington shall be complied with.”
7. Modify the following notes on the plans:
 - A. Note #18; remove the word “wheeled”.
 - B. Note #21; add the following language. “...required by the Commission and **as recommended by the Fire Dept...**”
 - C. Note #13: “...including all conservation easement markers **as recommended by the Conservation Commission and/or the grantee of the public open space.**”
 - D. Complete the note on page 14 regarding the signage with the following; ...roadway is established **so that size can be adjusted if needed to accommodate emergency services.**
 - E. Correct note #2 pertaining to residential sprinkler systems to **NFPA-13R.**

MOTION by L. Steinbrecher, SECOND by E. Boissevain to accept a Bond in the amount of \$197,490 for the installation of the shared driveway per the approved plans. MOTION CARRIED UNANIMOUSLY.

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to accept a Bond in the amount of \$73,000 for the installation of the Stormwater management items shown on the approved plans and per the conditions of the Aquifer Protection Special Permit. MOTION CARRIED UNANIMOUSLY.

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to require the applicant to provide funding relating to Project Inspection Fees per the Town Ordinance. MOTION CARRIED UNANIMOUSLY.

7. NEW APPLICATIONS:

RC #06-205 (*Regulation Change*) Application of Milltown Commons, L.L.C., P.O. Box 183, North Stonington, CT 06359 for a text amendment to establish design development districts containing mixed uses. (*Receive on 12/14/06 & Commission to set for PH on or by 2/15/07*)

The Commission set the Public Hearing on this application for 2/08/07.

8. SENIOR PLANNING & ZONING OFFICIAL'S REPORT/ISSUES: None

9. NEW BUSINESS:

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 requesting a ninety day (90) extension to file the revised plans and bond as required by the conditions attached to the Special Permit.

Secretary Steinbrecher read the application into the record.

MOTION by V. Gregoropoulos, SECOND by C. Elias to grant a 90-day extension to file the revised plans and bond as required by the conditions attached to the Special Permit. MOTION CARRIED UNANIMOUSLY.

10. OLD BUSINESS: None

11. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

The next Planning & Zoning Ad-Hoc Committee meeting will be held on Wednesday, December 20, 2006 in the New Town Hall, Conference Room from 3:30 p.m. to 5:30 p.m.

B. NEMO Task Force Update

C. Town Engineers Review

The Commission discussed the type of review they are looking for from an Engineer when reviewing applications for Storm Water Management and decided to try a different Engineer on the next application.

12. CORRESPONDENCE:

The Commission went over the correspondence in their packets.

13. REVIEW MINUTES:

Review minutes of Workshop & Regular Meeting of 12/07/06

MOTION by V. Gregoropoulos, SECOND by L. Steinbrecher to approve the Workshop and Regular minutes of 12/07/06 with the necessary corrections. MOTION CARRIED UNANIMOUSLY.

14. ADJOURNMENT:

MOTION by L. Steinbrecher, SECOND by V. Gregoropoulos to adjourn the meeting at 8:48 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch, Administrative Assistant
Planning & Zoning Office