



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, OCTOBER 5, 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. 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 set for 10/05/06; Received on 8/03/06 & PH must close on or by 11/07/06*)

B. 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; Received on 5/04/06 & PH must close on or by 9/14/06*)

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 & extended to 9/07/06 & 10/12/06; Received on 6/08/06 & PH must close on or by 10/12/06)

6. COMMISSION REVIEW:

7. PENDING APPLICATIONS:

8. NEW APPLICATIONS:

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 *(Receive on 10/05/06 & Commission to set PH on or by 12/07/06)*

SP #05-167 (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 *(Receive on 10/05/06 & Commission must act on or by 12/07/06)*

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

ZEO Report/September

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 October 26, 2006 at 6:00 p.m. at the New Town Hall, Conference Room

B. NEMO Task Force Update

C. Special Meeting of the Planning & Zoning Shunock River Non-Infringement Area Sub-Committee is scheduled for Monday, October 23, 2006 at 7:00 p.m. at the Wheeler Middle/High School, 298 Norwich-Westerly Road, North Stonington, CT 06359

13. CORRESPONDENCE:

14. REVIEW MINUTES:

Review minutes of Regular Meeting of 9/14/06 and Special Meeting of 9/21/06

15. ADJOURNMENT:

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