



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, OCTOBER 12, 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 #06-115, 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; Received on 6/08/06 & PH must close on or by 10/12/06)

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

C. 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 opened on 10/05/06 & continued to 11/02/06; Received on 8/03/06 & PH must close on or by 11/07/06**)

D. 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 (**NO ACTION NEEDED; PH set for 11/02/06; Received on 10/05/06 & PH must close on or by 12/05/06**)

6. 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 12/07/06*)

7. PENDING APPLICATIONS:

8. NEW APPLICATIONS:

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

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 Workshop & Regular Meeting of 10/5/06

15. **ADJOURNMENT:**

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