



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, DECEMBER 7, 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. ELECTION OF OFFICERS:

4. ADDITIONS TO THE AGENDA:

5. PUBLIC COMMENT:

6. 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; Received on 8/03/06 & PH must close on or by 12/14/06*)

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
(*NO ACTION NEEDED; PH set to open on 12/14/06; Received on 11/09/06 & PH must close on or by 1/16/07*)

C. RE-SUB #06-190 (*Laurel Hill Acres*) Application of Nandan & Neeta Vyas, 31 W. Louis Place, Iselin, NJ 08830 for a 2-Lot Re-Subdivision on property located on the south side of Wintechog Hill Road approximately 4500 feet southeast of the intersection of the Route 2 intersection and Wintechog Hill Road, North Stonington, CT 06359 Tax Map #92/2722, Lot #29/2479
(*APPLICANT HAS WITHDRAWN APPLICATION*)

7. COMMISSION REVIEW:

A. 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 opened on 11/02/06 & continued to 12/07/06; Received on 10/05/06 & Commission must act on or by 12/07/06*)

8. PENDING APPLICATIONS:

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 & Commission must act on or by 12/14/06*)

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*)

9. NEW APPLICATIONS: None

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

A. ZEO Enforcement Report/November

B. Enforcement request for Attorney Referral (*See Correspondence #14*)

11. NEW BUSINESS:

12. OLD BUSINESS

13. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

The next Planning & Zoning Ad-Hoc Committee meeting date needs to be determined.

B. NEMO Task Force Update

C. Upcoming P&Z Workshops

1. 12/14/06: RJ Properties, L.L.C. requesting a workshop to discuss exterior lighting updates and the possibility of a Café for property located at 411A Norwich-Westerly Road (*164 room hotel site*).
2. 1/04/07: Rick Contino/Ririto, L.L.C. requesting a workshop to discuss a proposed subdivision on property located at 116A Wintechog Hill Road.

14. CORRESPONDENCE:

15. REVIEW MINUTES:

Review minutes of Workshop & Regular Meeting of 11/09/06

16. ADJOURNMENT:

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