



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, MAY 11, 2006 – 7:00 P.M.

**NORTH STONINGTON ELEMENTARY SCHOOL
MULTI-PURPOSE ROOM
311 NORWICH-WESTERLY ROAD
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. SPEC #06-055 (*Special Permit*) Application of Old Haven Associates, L.L.C., c/o Alix Stanley, 17 Whitney Road, Mystic, CT 06355 for a 1-lot residential subdivision utilizing development flexibility, per Section 510 of the Zoning Regulations on property located on the north of the intersection of Route 2 and Cossaduck Hill Road. Including 637' of frontage on Route 2, starting 800' west of the intersection and 7,884' of frontage on Cossaduck Hill Road starting 600' north of the intersection. Tax Map #56, 68-69, 77-78, 85-86, Lot # 2027 & 7197.
(*PH set for 5/11/06; Received on 4/06/06 & PH must close on or by 6/13/06*)

B. SUB #06-056 (*Old Haven Associates, L.L.C.*) Application of Old Haven Associates, L.L.C., c/o Alix Stanley, 17 Whitney Road, Mystic, CT 06355 for a 1-lot subdivision on property located on the north of the intersection of Route 2 and Cossaduck Hill Road. Including 637' of frontage on Route 2, starting 800' west of the intersection and 7,884' of frontage on Cossaduck Hill Road starting 600' north of the intersection. Tax Map #56, 68-69, 77-78, 85-86, Lot # 2027 & 7197.
(*PH set for 5/11/06; Received on 4/06/06 & PH must close on or by 6/13/06*)

C. RE-SUB #06-061 (*Storey*) Application of Samantha L. Storey, 149 Mystic Road, North Stonington, CT 06359 for a 2-lot re-subdivision on property located on the west side of Jeremy Hill Road, approximately 1,200 feet south of Mystic Road. Tax Map #107/2722, Lot #90/7907
(*PH set for 5/11/06; Received on 4/13/06 & PH must close on or by 6/13/06*)

D. RC #06-062 (Regulation Change) Application of the Town of North Stonington, Planning & Zoning Commission, New Town Hall, 40 Main Street, North Stonington, CT 06359 to delete Sections 508.6 and 510 of the Zoning Regulations and Sections 5.3.11, 6.3.1.6, 6.6.2.1-c, 6.7.3, 6.12 and 7.17 of the Subdivision Regulations and definition of Vacation Retreat from Appendix "A" and modify Section 502.4 of the Zoning Regulations and Section 6.6.2.14 of the Subdivision Regulations. *(PH set for 5/11/06; Received on 4/13/06 & Commission can act on as their schedule permits)*

E. 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 **(NO ACTION NEEDED; PH opened on 5/04/06 & continued to 6/01/06; Received on 4/06/06 & PH must close on or by 6/06/06)**

F. RE-SUB #06-085 (Shunock River Estates II) Application of Joseph Mascaro, Raymond Trebisacci, Stephen Reck & Steven Bossie, 53 Oshwigochie Hills Road, Niantic, CT 06357 for a 12-lot Re-Subdivision on property located behind 126 Babcock Road from the intersection of Wyassup Road and Babcock Road, 1 mile east on Babcock Road. The property is on the south side of Babcock Road. Tax Map #110/2742, Lot #31/8197. **(NO ACTION NEEDED; PH set for 7/06/06; Received on 5/04/06 & PH must close on or by 8/08/06)**

G. SPEC #06-086 (Special Permit) Application of Joseph Mascaro, Raymond Trebisacci, Stephen Reck & Steven Bossie, 53 Oshwigochie Hills Road, Niantic, CT 06357 for a for a 12-lot residential re-subdivision utilizing development flexibility, per Section 510 of the Zoning Regulations on property located behind 126 Babcock Road from the intersection of Wyassup Road and Babcock Road, 1 mile east on Babcock Road. The property is on the south side of Babcock Road. Tax Map #110/2742, Lot #31/8197. **(NO ACTION NEEDED; PH set for 7/06/06; Received on 5/04/06 & PH must close on or by 8/08/06)**

H. SPEC #06-088 (Aquifer Protection) Application of Joseph Mascaro, Raymond Trebisacci, Stephen Reck & Steven Bossie, 53 Oshwigochie Hills Road, Niantic, CT 06357 for a special permit for Stormwater retention basins (Section 5.6) within the aquifer protection overlay area in association with RE-SUB #06-085 on property located behind 126 Babcock Road from the intersection of Wyassup Road and Babcock Road, 1 mile east on Babcock Road. The property is on the south side of Babcock Road. Tax Map #110/2742, Lot #31/8197. **(NO ACTION NEEDED; PH set for 7/06/06; Received on 5/04/06 & PH must close on or by 8/08/06)**

6. COMMISSION REVIEW:

7. PENDING APPLICATIONS:

8. NEW APPLICATIONS:

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

Ad-Hoc Committee

First meeting of the Ad-Hoc Committee tentatively scheduled for June 13, 2006 at 6:00 p.m.

10. NEW BUSINESS:

11. OLD BUSINESS:

12. PLANNING ISSUES & DISCUSSION:

NEMO Task Force Update

Continued Roles and Responsibilities for Land Use Commissions Workshop with NEMO scheduled for Monday, May 22, 2006 at 7:00 p.m. at the North Stonington Elementary School, Media Center.

This workshop covers the enabling legislation of local land use boards, what they are required to do, and what they are able to do and looks at case law. This is critical for novice and experienced commissioners alike, and always generates a lot of discussion.

13. CORRESPONDENCE:

14. REVIEW MINUTES:

Review minutes of Regular & Workshop Meeting of 5/04/06

15. ADJOURNMENT:

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