



Town of

# North Stonington, CT

PLANNING & ZONING COMMISSION

**THURSDAY, JUNE 1, 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. 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 (*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*) *The applicant has requested an extension on this application as their revised plans were not submitted in time for the 6/01/06 PH.*

**B. 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 opened on 5/11/06 & continued to 6/01/06; Received on 4/13/06 & PH must close on or by 6/13/06*) *The applicant has requested an extension on this application to 6/08/06, as their revised plans were not submitted in time for the 6/01/06 PH.*

**C. 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.

*(NO ACTION NEEDED; PH opened on 5/11/06 & continued to 6/08/06; Received on 4/06/06 & PH must close on or by 6/13/06)*

**D. 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. *(NO ACTION NEEDED; PH opened on 5/11/06 & continued to 6/08/06; Received on 4/06/06 & PH must close on or by 6/13/06)*

**E. RE-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 Re-Subdivision with proposed Stormwater retention basins in the Aquifer Protection Zone. The proposal is for a 12-lot re-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. *(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:**

ZEO Report/May

**10. NEW BUSINESS:**

**11. OLD BUSINESS:**

**12. PLANNING ISSUES & DISCUSSION:**

**A. Ad-Hoc Committee**

First meeting of the Ad-Hoc Committee scheduled for June 22, 2006 at 6:00 p.m.

**B. NEMO Task Force Update**

Continued Roles and Responsibilities for Land Use Commissions Workshop with NEMO scheduled for Monday, June 5, 2006 at 7:00 p.m. at the Wheeler Middle/High 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 5/11/06

**15. ADJOURNMENT:**

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