



Town of

North Stonington, CT

PLANNING & ZONING COMMISSION

THURSDAY, JANUARY 11, 2007 – 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 #06-185 (*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

(PH opened on 12/14/06 & continued to 1/11/07; Received on 11/09/06 & PH must close on or by 1/16/07)

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 opened on 11/02/06 & continued & extended to 12/07/06, 12/14/06, 1/04/07 & 1/11/07; Received on 10/05/06 & Commission must act on or by 1/14/07)*

7. PENDING APPLICATIONS:

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, 11/02/06 & closed on 11/09/06; Received on 6/08/06 & Commission must act on or by 1/13/07)

B. SUB #06-185 (Wintechog Hill Subdivision) Application of Peter C. Gardner/Green Falls Associates, L.L.C., P.O. Box 335, Gales Ferry, CT 06335 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
(PH opened on 12/14/06 & continued to 1/11/07; Received on 11/09/06 & PH must close on or by 1/16/07)

8. NEW APPLICATIONS:

RC #07-010 (Regulation Change) Application of the North Stonington Planning & Zoning Commission, 40 Main Street, North Stonington, CT 06359 to modify Section 703.2(b) pertaining to Special Permit procedures and Appendix C, State & Town Road List; and to delete Section 503.4, pertaining to Minimum Lot Area & Section 509, Development Flexibility for Open Space Preservation of the Zoning Regulations. *(Commission to receive on 1/11/07 & set for PH as their schedule permits)*

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

10. NEW BUSINESS:

11. OLD BUSINESS

A. RC #06-205 (Regulation Change) Application of Milltown Commons, L.L.C., P.O. Box 183, North Stonington, CT 06359 for a text amendment to establish design development districts containing mixed uses. *(NO ACTION NEEDED; PH set to open on 2/08/07; Received on 12/14/06 & PH must close on or by 3/13/07)*

A. RC #07-001 (Regulation Change) Application of Ann Renehan, P.O. Box 695, Southport, CT 06890 to amend the Town of North Stonington Zoning Regulations to create a new Section 729-Membership Club-Sports as a Specially Permitted use in the R-40, 60, 80 and OR Zones. This proposal lists accessory uses, land requirements, residential requirements, and other regulatory requirements for the use. *(NO ACTION NEEDED; PH set to open on 3/01/07; Received on 1/04/07 & PH must close on or by 4/03/07)*

B. SPEC #07-005 (Special Permit) Application of Kidds & Company, L.L.C., 172 Providence-New London Turnpike, North Stonington, CT 06359 for a Child Daycare Facility on property located at 172 Providence-New London Turnpike, located about ¼ mile west of Route 2 rotary, North Stonington, CT 06359 Tax Map #121/2741, Lot #25/7483
(NO ACTION NEEDED; PH set to open on 2/01/07; Received on 1/04/07 & PH must close on or by 3/06/07)

12. PLANNING ISSUES & DISCUSSION:

A. Ad-Hoc Committee

The next Planning & Zoning Ad-Hoc Committee meeting will be held on Wednesday, January 24, 2007 in the New Town Hall, Conference Room at 5:30 p.m.

B. NEMO Task Force Update

C. Upcoming P&Z Workshops

2/01/07: Kevin Essington requesting a Workshop to follow up on a recent presentation on Transfer of Development Rights to discuss this land use tool further to be held at 6:00 p.m. in the New Town Hall, Conference Room, 40 Main Street, North Stonington, CT 06359.

13. CORRESPONDENCE:

14. REVIEW MINUTES:

Review minutes of Workshop & Regular Meeting of 1/04/06

15. ADJOURNMENT:

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